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Attorneys for Plaintiffs

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA

12 UNITED STATES OF AMERICA, ) CASE NO. 20-CR-365 MMC  
13 Plaintiff, )  
14 v. ) **RECEIVER'S THIRD STATUS REPORT**  
15 LEWIS WALLACH, )  
16 Defendant. )

The United States Marshals Service, Court appointed Receiver for the assets of Jessera Capital, LLC, and Liberty Lakes Resort, LLC., submits its Third Status Report in accordance with the Order of this Court entered on July 5, 2022. Dkt. No. 70.

Respectfully submitted,

STEPHANIE M. HINDS  
United States Attorney

/s/ Shining J. Hsu  
SHINING J. HSU  
Assistant United States Attorney



**U.S. Department of Justice**

United States Marshals Service

*Asset Forfeiture Division*

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*Crystal Gateway 3, 9<sup>th</sup> floor  
Washington, DC 20530-0001*

January 13, 2023

Shining Hsu  
Assistant United States Attorney  
United States Attorney's Office  
Northern District of California

Re: Receiver Report in Wallach Case

Dear AUSA Hsu:

Attached please find the most recent report of our contractor, Colliers International, in relation to the assets covered by the District Court's receivership order. We have also kept in regular contact with Colliers to monitor the progress of their marshaling of assets and search for records related to those assets. I have reviewed the report and it represents a fair and accurate account of the steps taken by and on behalf of the receivership to date. We stand ready to respond to any questions from the Court and would welcome any comments if there are subjects about which the Court would like further clarification.

Sincerely,

**WESLEY**   
**NEWBOLD** Digitally signed by  
WESLEY NEWBOLD  
Date: 2023.01.13  
11:18:05 -05'00'

Wesley Newbold  
Chief  
Asset Management

January 12, 2023

Mr. Michael J. Armstrong  
Assistant Chief  
Real Property Unit  
United States Marshals Service  
1215 South Clark Street  
Arlington, VA 22202-4387

**Re: Receivership of Jeserra Capital LLC and Liberty Lakes Resort, LLC**  
Third Receivership Report, January 12, 2023

Dear Mr. Armstrong,

This is our third receivership report since the Honorable Judge Maxine M. Chesney signed the Stipulation and Order to Appoint Receiver (the “Order”) on July 5, 2022 in the matter of *United States of America v. Lewis Wallach*, CASE NO. 20-CR-365 MMC. Certain background and other operational information have been included in our previous reports which we incorporate by reference into this January 12, 2023 receivership report.

Known receivership assets consist of cash, notes receivable secured by deeds of trust, and unimproved land. Known liabilities include Liberty County property taxes and association dues payable to Liberty Lakes Property Owners’ Association, Inc. (the “Association”). Additionally, the Liberty County Tax Collector, through its attorneys Linebarger Groggan Blair & Sampson LLP, has sent a tax lien notice related to property tax assessments against furniture fixtures and equipment owned by Jeserra Capital, LLC.

**Search for Receivership Assets**

In our report dated October 31, 2022, we indicated that our search for additional receivership assets was nearing a conclusion. That assessment was premature. In December, we received tax bills for an additional 155 lots located in The Preserve of Texas. Our preliminary investigation has revealed that most of these additional lots belong to Liberty Lakes Property Owners Association and are not assets of the receivership. We engaged the services of a title company to research the legally recorded ownership of these additional 155 lots. The research into these additional lots indicates that all but nine of the 155 tax bills were addressed to us in error by the Liberty County Tax Collector.

In our previous report, we identified 70 individual lots that we believed to be assets of the receivership, including five lots with title problems (see our report dated October 31, 2022). One of the title errors mentioned in our October report referenced Lot 655, Block 20, Unit 9. Since our October report, we have identified a corrective deed indicating that a previously recorded Foreclosure Sale Deed erroneously included Lot 655, Block 20, Unit 9 Cypress Lakes Subdivision. The corrective deed states that the lot was not the subject of a foreclosure and is owned by Rudy Mendoza, Jr. and Suzette Rodriguez. Accordingly, Lot 655, Block 20, Unit 9 has been eliminated from the list of receivership assets and the nine additional lots noted in the paragraph above have been added.

We are working with Capital Title of Texas to obtain preliminary title reports on the 78 lots. We anticipate confirmation of marketable title by the end of January, 2023. Additionally, we have obtained a valuation report from a local real estate broker that indicates an aggregate fair market value of \$594,594 for the 78 lots held in the receivership. A copy of the valuation report is attached as **Exhibit C**.

Pursuant to the terms of the contract by and between the USMS and Colliers International, Colliers has retained the services of a local real estate agent to list, market and sell the receivership lots in The Preserve of Texas. Attached as **Exhibit D** is the marketing plan for the receiver's real estate holdings.

We continue our efforts to put all the loan documents in order and communicate with the borrowers. We engaged the services of Viking Advisory Group to assist with the clean-up of the loan files, document the loan security documentation, and contact the borrowers. In our previous report, we noted that there are retired loan obligations related to LLR for which reconveyances (or releases) were never recorded when the loans were paid in full by the borrowers. We may need to do some additional title searches using data from the 191 files we obtained from Swanson & McNamara LLP. In situations where we received a loan file but no payment history, we need to do a title search to determine if there is a recorded deed of trust in favor of one of the LLCs. If so, we may have the basis of a foreclosure action or evidence of an unrecorded release. We will need to contact the property owner and assess the facts. In instances where we can verify a payoff, we will record a reconveyance to remove the lien from the owner's title records.

### Receivership Assets

**Cash** – Currently, the receivership is holding \$830,806.76 in cash at PlainsCapital Bank. **Exhibit A** provides details of all receivership cash transactions since the court's Order. Below is a summary of the activity reflected in detail on **Exhibit A**:

Wells Fargo Bank (accounts closed and transferred)	\$ 796,961.85
Jesera Capital loan servicing	108,100.90
Liberty Lakes loan servicing	31,126.44
Costs of corrective deeds	(287.00)
Bank fees and accounting software	(612.30)
Property taxes, penalties and interest	(81,773.20)
Title research activities	(10,011.10)
Fees and Costs to Receiver's contractor	(12,417.23)
Texas Registered Agent Fees	(281.60)
<b>PlainsCapital Bank - as of December 31, 2022</b>	<b><u>\$830,806.76</u></b>

**Land** – As discussed above, there are 78 lots which have been identified as being owned by Jeserra Capital LLC or Liberty Lakes Resort LLC (the “LLCs”). **Exhibit B**, attached to this report, presents a list of known lots held in the receivership. **Exhibit C** includes a Broker Price Opinion reflecting the current estimated value of these lots as of December 23, 2022. The Broker Price Opinion was obtained from Mark Dimas Properties. We have engaged the services of a local real estate broker, BKP Real Estate LLC, and are currently working to list and sell the lots owned by the LLCs. Please refer to the Marketing Plan included in **Exhibit D** for a description of our sales efforts.

There are no street numbers or lot markings. Without the assistance of a surveyor, it is difficult to identify specific lots within the development. Where roads exist, they appear mostly as dirt trails through the trees, some of the more frequently traveled roads are gravel. Except for the frequently traveled roads, most roads in the development are unmarked. There are minor discrepancies between the street names as shown on **Exhibit B** and **Exhibit C**. The names used in **Exhibit B** are believed to be most accurate.

The attached **Exhibit E** shows the known balance of ad valorem real estate taxes still outstanding on the 78 lots currently held in the receivership. It is interesting to take notice of the difference between the current taxes shown on **Exhibit E** and the amount of past due taxes payable (related to the newly discovered 9 lots). To date the receiver has paid (and will pay) a total of \$93,466.86 in taxes and delinquencies. Included in the \$93,466.86 are the current taxes attributable to the 2022 calendar year which do not exceed \$5,500 for all 78 lots. Most of the amounts paid since the court ordered appointment of the USMS were incurred for penalties, interest, legal, and collection costs which Liberty County added to the balance of the outstanding amounts due. The remaining amounts due, totaling \$11,693.66 will be paid before the January 31, 2023 due date.

There are approximately \$40,000 in unsecured property taxes which are, as yet, unresolved. Apparently, there was a sales office (mobile home) on one of the lots until late 2018 or early 2019. Except for the mobile home, all other lots are undeveloped land. In addition to the mobile home, the Liberty County Tax Assessor is claiming that there are unpaid taxes on unsecured personal property (furniture, fixtures, and equipment) through 2021, including penalties for failure to file annual rendition reports. We have made the following inquiries:

- Is there a filing requirement if there is no personal property located in the county, and
- What is the location of the furniture, fixtures, and equipment in Liberty County.

We believe that the personal property, if any, was removed along with the mobile home and that some of those taxes, including related penalty and interest assessments need to be removed from the Liberty County tax rolls. At this point, we believe that Liberty Lakes Resort LLC may owe the county and the school district for personal property taxes until such time as the mobile home was removed; however, we are unable at this time to further quantify such amount.

We are in contact with Ms. Lisa Gloyna, the Secretary for Liberty Lakes Property Owners' Association (the "Association"). We were previously advised that there was an outstanding balance due to the Association totaling approximately \$172,290.46, including unpaid dues, late fees, administrative charges, title search fees, and legal costs. This has not been updated for the newly discovered lots. Two of the lots held in the receivership are on commercially zoned lots with Association buildings on them. We will need to work on a settlement with the Association to settle the ownership of the two lots and the amounts that the association is requesting in unpaid assessments.

**Notes Receivable** – The pool of Jeserra loans currently being serviced by Axis continues to be the most significant receivership asset. Based upon reports furnished by Axis as of September 30, 2022, the pool of 81 loans had a combined principal value of \$1,489,419.48.

The Axis loans have not been reviewed to determine if loan terms currently used by Axis for servicing agrees to the physical loan documents. The servicing data was uploaded to Axis' servicing system from data files provided by Jeserra. Axis has never had access to the actual loan documents. Copies of the scanned loan documents received from the defendant's legal counsel have been provided to Viking Advisory Group who is working with us to organize the scanned documents into electronic loan files. Once the scanned documents have been reviewed and separated into specific transactional documents and

organized by borrower, they will be compared to the data used by Axis to service the loans. If there are differences, we will work with Axis and the borrowers to make any needed corrections to the servicing data. Changes to the servicing data may have an impact (positive or negative) on the recorded principal value of the loans.

For loans with twelve or more delinquent payments, we located the underlying deeds of trust and obtained a valuation of the corresponding collateral. Currently there are 24 loans with twelve or more past due payments. The aggregate principal balance of these 24 loans is \$572,293.93. The BPO obtained from Mark Dimas Properties indicates an aggregate market value of \$114,302 for this loan collateral. The disposition value of these 24 loans is based upon a bulk sale and does not include the legal expenses associated with a foreclosure action or the disposition costs associated with a sale. With a few exceptions, most of the 78 lots currently in the receiver's possession have come from foreclosure activities. It is reasonable to expect that we will, at some point in the future, adjust the receiver's book value to reflect the net realizable value of the collateral rather than the principal amount of these loans. Based upon the aggregate numbers reflected above, we anticipate that the loan loss reserve could approximate \$400,000.

As of December 31, 2022, Axis is showing past due payments totaling \$168,005.75 related to 39 of the 81 loans. The following is a summary of the loan delinquencies reported by Axis:

Delinquency Category	No of Loans	Total	Average
Loans with delinquencies less than \$1,000	13	\$ 3,634.28	\$ 279.56
Loans with delinquencies over \$1,000 but less than \$5,000	10	32,677.80	\$ 3,267.78
Loans with delinquencies over \$5,000 but less than \$10,000	12	81,320.00	\$ 6,776.67
Loans with delinquencies over \$10,000	4	50,373.67	\$12,593.42
<b>Totals</b>	<b>39</b>	<b>\$168,005.75</b>	

Once we have identified and stabilized the asset list for the receivership, we will work with Axis to determine if a note restructuring will enable the borrower to perform on the loan or if foreclosure is warranted considering the borrower's inability to perform. In either instance, we may need to adjust the carrying value of the loan pool for possible collection losses. Once we have verified the loan terms and made an appropriate adjustment for collection losses, we will have a better assessment on the actual value of the 81 loans that make up the Jeserra loan pool.

We continue to service the loans that reverted to LLR from Reliant Payment Solutions Inc. ("Reliant"). We need to communicate with each of the borrowers, calculate or estimate a remaining note balance and collect IRS Form W-9 from each borrower before we can transfer the loan servicing to Axis. We are working with the scanned loan files to reconstruct the loan balances.

Although we continue to search, we have been unable to locate a list of LLR loans outstanding nor have we sent out notices to follow up on delinquent payments. We will possibly need to subpoena deposit details (loan payment records) from Wells Fargo Bank to see what payments have been deposited into the Wells Fargo Bank accounts over the past few years. Unfortunately, there continues to be major gaps in the records and without accounting records and copies of note payments previously deposited into Wells Fargo Bank, we have no way to reasonably reconstruct loan payment histories for the LLR notes that have reverted from Reliant.

## Accounting Records

Below is a balance sheet and income statement.

Balance Sheet – Details of the cash account are reflected in Exhibit A and include cash activity from the date of the court’s Order through the date of this report. The accompanying balance sheet reflects the cash balance as of December 31, 2022. Accounts receivable from Axis Financial reflect the net servicing activities due to the receivership as of the date of the balance sheet. Loans Receivable from Jeserra Capital and Liberty Lakes Resort include known notes receivable as of the balance sheet date. Unapplied funds reflect cash received during the receivership period from individuals with notes due to Liberty Lakes Resorts LLC. These amounts have not been applied to any note balance as we do not yet have sufficient details to set up the note receivable. The \$2,400,196.79 in receivership assignments represents the estimated asset values based upon preliminary information at the time receivership activities commenced.

The following balance sheet reflects the assets, liabilities and estimated assigned asset values as of December 31, 2022.

### **USMS Receivership - Jeserra/LLR**

#### **Balance Sheet**

As of December 31, 2022

#### **Assets**

Cash - PlainsCapital Bank	830,806.76
Accounts Receivable - Axis Financial	14,593.95
Loans Receivable - Jeserra Capital	1,489,419.48
Loans Receivable - Liberty Lakes Resort LLC	15,436.56
<b>Total Assets</b>	<b><u>\$ 2,350,256.75</u></b>

#### **Liabilities and Receivership Assignments**

Property Taxes Payable	11,693.66
Unapplied Funds - Liberty Lakes Resorts LLC	30,390.04
<b>Total Liabilities</b>	<b><u>42,083.70</u></b>

#### **Receivership Assignments**

Axis Financial - Loan Servicing Pool	1,587,244.29
Liberty Lakes Resort - Notes Receivable	15,990.65
Wells Fargo Bank Accounts	796,961.85
<b>Total Assets Assigned to Receivership</b>	<b><u>2,400,196.79</u></b>

Current period loss	(92,023.74)
<b>Receivership Value</b>	<b><u>2,308,173.05</u></b>

#### **Total Liabilities and Equity**

**\$ 2,350,256.75**

**Income Statement** – The receivership revenues reflect amounts received in the form of interest payments, late fees, and servicing fees paid by the borrowers. The notes require the borrower to pay seven dollars per month in servicing fees to the note holder in addition to principal and interest. Principal payments are applied to the note balance as received and reduce the amount of the note receivable on the balance sheet.

Receivership expenses reflect amounts paid or to be paid. Legal fees represent the amount paid to have releases drafted for notes previously paid-off by borrowers. Loan servicing fees represent amounts paid to Axis Financial for loan servicing activities which are partially offset by the servicing fees paid by the borrowers and described above. Contractor fees and costs represent amounts paid to ORE Financial Services LLC as the receiver's contractor. Other amounts paid to ORE Financial Services LLC were reimbursements for pass-through expenses incurred on behalf of the receivership. Title research includes title work in conjunction with lot discovery efforts. Also included in title research is the cost to record two conveyances for loans which were paid-off prior to the receivership. Document scans includes the cost to scan the 191 loan files obtained from Swanson & McNamara LLP. Accounting software fees and bank charges are costs associated with banking and accounting activities. Property taxes reflect the known amounts owed for property taxes as of December 31, 2022.

The accompanying income statement reflects the receipts and certain receivables as well as the expenses (paid and accrued) of the receivership since its inception on July 5, 2022, the date of the court's Order through December 31, 2022.

**USMS Receivership - Jeserra/LLR**

**Income Statement**

For the period from inception on July 5th through December 31, 2022

**Receivership Revenue**

Interest	\$ 27,539.85
Late Fees	1,764.32
Other Fees	<u>2,049.76</u>
Total Revenue	<u>31,353.93</u>
Gross Profit	<u>31,353.93</u>

**Receivership Expenses**

Legal Fees	150.00
Loan Servicing Fees	6,583.18
Contractor Fees & Costs	10,755.82
Title Research	10,148.10
Document Scans	1,661.41
Accounting Software	551.66
Bank Charges	60.64
Property Taxes	<u>93,466.86</u>
Total Expenses	<u>123,377.67</u>
<b>Net Loss</b>	<b><u>\$ (92,023.74)</u></b>



In the event you have questions or concerns regarding this report or the current activities on behalf of the receiver, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads 'Quentin Thompson'.

Quentin Thompson

## **Exhibit A**

### Receivership Cash Transactions Inception to December 31, 2022

- Bank Statements (July 2022 to October 2022) included in October 31, 2022 Report.
- Bank Statements (November 2022 to December 2022) included this report.

## Exhibit A

### Receivership Cash Transactions October 31, 2022

Date	Check #	Memo	Description	Deposit	Withdrawal	Balance
7/5/2022		Axis Financial - June Loan Servicing	Jeserra Capital - Net loan servicing activity	22,304.26		22,304.26
8/3/2022		Bank Charges - Receiver's Endorsement Stamp	Costs to review court order & make endorsement stamp		60.64	22,243.62
8/4/2022		Jeserra Capital LLC - Wells Fargo Bank Closing	Funds from Wells Fargo - Account Closure	625,982.20		648,225.82
8/4/2022		Liberty Lakes Resort, LLC - Wells Fargo Bank Closing	Funds from Wells Fargo - Account Closure	170,979.65		819,205.47
8/4/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	4,813.25		824,018.72
8/4/2022		Axis Financial - July Loan Servicing	Jeserra Capital - Net loan servicing activity	21,158.95		845,177.67
8/23/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	5,871.34		851,049.01
8/26/2022	10001	Capital Title	Corrective Deeds - Recording Costs		137.00	850,912.01
8/26/2022	10002	ORE Financial Services	Fees to Receiver's Contractor		1,048.17	849,863.84
8/26/2022	10003	Shaddock & Associates, P.C.	Corrective Deeds		150.00	849,713.84
8/30/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	1,505.49		851,219.33
8/31/2022	10004	Liberty County Tax Collector	Property Taxes, Penalties & Interest			835,099.67
8/31/2022	10005	Tarkington ISD Tax Collector	Property Taxes, Penalties & Interest			788,632.73
9/2/2022	10006	Sage Intacct, Inc.	G/L Software - Receiver's Accounting Records			788,081.07
9/9/2022	10007	William J. Gardner PA	Title Research Fees			780,714.67
9/9/2022		Axis Financial - August Loan Servicing	Jeserra Capital - Net loan servicing activity	17,314.52		798,029.19
9/26/2022		ORE Financial Services	Fees to Receiver's Contractor			795,216.19
9/29/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	4,159.19		799,375.38
10/6/2022		ORE Financial Services	Fees and Costs to Receiver's Contractor			796,058.97
10/7/2022		Axis Financial - September Loan Servicing	Jeserra Capital - Net loan servicing activity	16,504.68		812,563.65
10/21/2022	10008	Tarkington ISD Tax Collector	Property Taxes, Penalties & Interest			804,659.66
10/24/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	5,743.17		810,402.83
10/25/2022	10009	Liberty County Tax Collector	Property Taxes, Penalties & Interest			803,025.99
10/27/2022		Stop Payment_10-27-2022	Check # 2415 Roy & Marisol Morton - Dep - 10/24/2022			802,611.75
10/28/2022	10010	William J. Gardner PA	Title Research Fees			799,967.05
11/4/2022	10011	Tarkington ISD Tax Collector	Property Taxes, Penalties & Interest			796,061.28
11/9/2022		Axis Financial - October Loan Servicing	Jeserra Capital - Net loan servicing activity	15,993.54		812,054.82
11/11/2022		ORE Financial Services	Fees and Costs to Receiver's Contractor			808,909.82
11/14/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	1,116.29		810,026.11
11/17/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	368.20		810,394.31
12/1/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	2,743.62		813,137.93
12/9/2022		Axis Financial - November Loan Servicing	Jeserra Capital - Net loan servicing activity	14,824.95		827,962.88
12/15/2022		ORE Financial Services	Fees and Costs to Receiver's Contractor			825,868.23
12/16/2022	10012	Capitol Corporate Service, Inc.	Texas Registered Agent Fees - Jeserra & LLR			825,586.63
12/23/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	2,117.11		827,703.74
12/30/2022		Liberty Lakes Resort LLC - Loan Payments	Liberty Lakes Resort - Loan servicing activity	3,103.02		830,806.76

**PlainsCapital Bank Statement (12/31/2022)**

**\$ 830,806.76**

## Exhibit A

Receivership Cash Transactions  
October 31, 2022

Date	Check #	Memo	Description	Deposit	Withdrawal	Balance
			Wells Fargo Bank (accounts closed and transferred)			\$ 796,961.85
			Jesera Capital loan servicing			108,100.90
			Liberty Lakes loan servicing			31,126.44
			Costs of corrective deeds			(287.00)
			Bank fees and accounting software			(612.30)
			Property taxes, penalties and interest			(81,773.20)
			Title research activities			(10,011.10)
			Fees and Costs to Receiver's contractor			(12,417.23)
			Texas Registered Agent Fees			(281.60)
			<b>PlainsCapital Bank - as of December 31, 2022</b>			<b>\$ 830,806.76</b>



PO BOX 271  
LUBBOCK TX 79408

00039834 TP10635S120122062544 01 000000000 1 004

ORE FINANCIAL SERVICES LLC  
AS AGENT FOR THE USMS  
AS RECEIVER FOR JESERRA/LLR  
16945 NORTHCHASE DR SUITE 1600  
HOUSTON, TX 77060-2153

Account Number XXXXXX4709  
Statement Date 11/30/2022  
Checks/Items Enclosed 6  
Page 1 of 3

## Customer Service Information

- Voice Banking**  
1-866-762-7782
- Customer Service:**  
1-866-762-8392
- Visit Us Online:**  
[www.plainscapital.com](http://www.plainscapital.com)

## Protecting Your Account - Avoid Fraud Scams

PlainsCapital Bank will NEVER ask for your user name, passwords, account number, debit card number, PINs, or security/pass codes through unsolicited emails, phone calls, text messages, or pop-up windows. If PlainsCapital Bank contacts you about actual fraud on your account, we will only ask for limited account information for verification purposes to ensure we are speaking to the correct person. Furthermore, do not rely on Caller ID to verify whether an incoming call is from PlainsCapital Bank. If you are suspicious about a request for personal information or the legitimacy of an inbound phone call, hang up, call your local branch or PlainsCapital Bank customer service at 866.762.8392, and ask to be transferred to the fraud department.

## BUSINESS ALL ACCESS ACCOUNT

Account Number: XXXXXX4709

### Balance Summary

<b>Beginning Balance as of 10/31/2022</b>	<b>\$817,892.58</b>
+ Deposits and Credits (3)	17,478.03
- Withdrawals and Debits (5)	24,976.30
<b>Ending Balance as of 11/30/2022</b>	<b>\$810,394.31</b>
Low Balance	799,967.05
Average Balance	810,847.91
Average Available Balance	810,798.00

### Transactions

Date	Description	Debits	Credits	Balance
Oct 31	BEGINNING BALANCE			817,892.58
Nov 02	CHECK 10009	-7,376.84		810,515.74
Nov 03	CHECK 10008	-7,903.99		802,611.75





PO BOX 271  
LUBBOCK TX 79408

Account Number  
Statement Date  
Page

XXXXXX4709  
11/30/2022  
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### Transactions (Continued)

Date	Description	Debits	Credits	Balance
Nov 07	CHECK 10010	-2,644.70		799,967.05
Nov 09	INCOMING WIRE INCOMING WIRE 20223130044400; ORG AXIS FINANCIAL SERVICES INC;REF FOR JESERRA/LLR		15,993.54	815,960.59
Nov 14	DEPOSIT		1,116.29	817,076.88
Nov 14	CASH MGMT TRSFR DR REF 3150542L FUNDS TRANSFER TO DEP XXXXXX7310 FROM PAY FEES TO CONTRA CTOR	-3,145.00		813,931.88
Nov 17	DEPOSIT		368.20	814,300.08
Nov 22	CHECK 10011	-3,905.77		810,394.31
Nov 30	ENDING BALANCE			\$810,394.31

### Itemization of Checks Posted

\* Indicates a Skip in Check Number(s)  
"E" Indicates an Electronified Check

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
10008	Nov 03	7,903.99	10010	Nov 07	2,644.70			
10009	Nov 02	7,376.84				10011	Nov 22	3,905.77

### Overdraft and Returned Item Fees

	Total For This Period	Total Year To Date
TOTAL OVERDRAFT FEES	0.00	0.00
TOTAL RETURNED ITEM FEES	0.00	0.00





PO BOX 271  
LUBBOCK TX 79408

Account Number  
Statement Date  
Page

XXXXXX4709

11/30/2022

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Account Number: XXXXXX4709

ACCT# 765594709	ACCT# 765594709
DEBTOR: OLE FINANCIAL SERVICES	DEBTOR: OLE FINANCIAL SERVICES
DATE: 11/14/2022	DATE: 11/14/2022
AMOUNT: \$1,116.29	AMOUNT: \$1,116.29
TOTAL \$ 1,116.29	

11/14/22 \$1,116.29

ACCT# 765594709	ACCT# 765594709
DEBTOR: OLE FINANCIAL SERVICES	DEBTOR: OLE FINANCIAL SERVICES
DATE: 11/17/22	DATE: 11/17/22
AMOUNT: \$368.20	AMOUNT: \$368.20
TOTAL \$ 368.20	

11/17/22 \$368.20

ORE Financial Services, LLC	PlainsCapital Bank
10008	8201 20th Street Ave Lubbock, TX 79406 Phone: 806-744-2700 Fax: 806-744-4700
OLE FINANCIAL SERVICES	OLE FINANCIAL SERVICES
DATE: 11/03/2022	DATE: 11/03/2022
AMOUNT: \$7,903.99	AMOUNT: \$7,903.99
TOTAL \$ 7,903.99	

11/03/22 \$7,903.99

ORE Financial Services, LLC	PlainsCapital Bank
10009	8201 20th Street Ave Lubbock, TX 79406 Phone: 806-744-2700 Fax: 806-744-4700
OLE FINANCIAL SERVICES	OLE FINANCIAL SERVICES
DATE: 11/02/2022	DATE: 11/02/2022
AMOUNT: \$7,376.84	AMOUNT: \$7,376.84
TOTAL \$ 7,376.84	

11/02/22 #10009 \$7,376.84

ORE Financial Services, LLC	PlainsCapital Bank
10010	8201 20th Street Ave Lubbock, TX 79406 Phone: 806-744-2700 Fax: 806-744-4700
OLE FINANCIAL SERVICES	OLE FINANCIAL SERVICES
DATE: 11/07/2022	DATE: 11/07/2022
AMOUNT: \$2,644.70	AMOUNT: \$2,644.70
TOTAL \$ 2,644.70	

11/07/22 #10010 \$2,644.70

ORE Financial Services, LLC	PlainsCapital Bank
10011	8201 20th Street Ave Lubbock, TX 79406 Phone: 806-744-2700 Fax: 806-744-4700
OLE FINANCIAL SERVICES	OLE FINANCIAL SERVICES
DATE: 11/22/2022	DATE: 11/22/2022
AMOUNT: \$3,905.77	AMOUNT: \$3,905.77
TOTAL \$ 3,905.77	

11/22/22 #10011 \$3,905.77



PO BOX 271  
LUBBOCK TX 79408

00054449 TP10635S123122062533 01 000000000 1 004

ORE FINANCIAL SERVICES LLC  
AS AGENT FOR THE USMS  
AS RECEIVER FOR JESERRA/LLR  
16945 NORTHCHASE DR SUITE 1600  
HOUSTON, TX 77060-2153

Account Number	XXXXXX4709
Statement Date	12/31/2022
Checks/Items Enclosed	4
Page	1 of 3

## Customer Service Information

- Voice Banking**  
1-866-762-7782
- Customer Service:**  
1-866-762-8392
- Visit Us Online:**  
[www.plainscapital.com](http://www.plainscapital.com)

## Protecting Your Account - Avoid Fraud Scams

PlainsCapital Bank will NEVER ask for your user name, passwords, account number, debit card number, PINs, or security/pass codes through unsolicited emails, phone calls, text messages, or pop-up windows. If PlainsCapital Bank contacts you about actual fraud on your account, we will only ask for limited account information for verification purposes to ensure we are speaking to the correct person. Furthermore, do not rely on Caller ID to verify whether an incoming call is from PlainsCapital Bank. If you are suspicious about a request for personal information or the legitimacy of an inbound phone call, hang up, call your local branch or PlainsCapital Bank customer service at 866.762.8392, and ask to be transferred to the fraud department.

## BUSINESS ALL ACCESS ACCOUNT

Account Number: XXXXXX4709

### Balance Summary

<b>Beginning Balance as of 11/30/2022</b>	<b>\$810,394.31</b>
+ Deposits and Credits (4)	22,788.70
- Withdrawals and Debits (2)	2,376.25
<b>Ending Balance as of 12/31/2022</b>	<b>\$830,806.76</b>
Low Balance	813,137.93
Average Balance	823,757.83
Average Available Balance	823,397.00

### Transactions

Date	Description	Debits	Credits	Balance
Nov 30	BEGINNING BALANCE			810,394.31
Dec 01	DEPOSIT		2,743.62	813,137.93





PO BOX 271  
LUBBOCK TX 79408

Account Number  
Statement Date  
Page

XXXXXX4709  
12/31/2022  
2 of 3

### Transactions (Continued)

Date	Description	Debits	Credits	Balance
Dec 09	INCOMING WIRE INCOMING WIRE 20223430123900; ORG AXIS FINANCIAL SERVICES INC;REF FOR JESERRA/LLR		14,824.95	827,962.88
Dec 15	CASH MGMT TRSFR DR REF 3490908L FUNDS TRANSFER TO DEP XXXXXX7310 FROM PAY INVOICES TO OR E FINANCIAL SERV	-2,094.65		825,868.23
Dec 23	DEPOSIT		2,117.11	827,985.34
Dec 27	CHECK 10012	-281.60		827,703.74
Dec 30	DEPOSIT		3,103.02	830,806.76
Dec 31	ENDING BALANCE			\$830,806.76

### Itemization of Checks Posted

\* Indicates a Skip in Check Number(s)  
"E" Indicates an Electronified Check

Check #	Date	Amount
10012	Dec 27	281.60

### Overdraft and Returned Item Fees

	Total For This Period	Total Year To Date
TOTAL OVERDRAFT FEES	0.00	0.00
TOTAL RETURNED ITEM FEES	0.00	0.00





PO BOX 271  
LUBBOCK TX 79408

Account Number  
Statement Date  
Page

XXXXXX4709

12/31/2022

3 of 3

Account Number: XXXXXX4709

7655894709	NO CASH
10 Checks	9,743.62
LESS CASH RECEIVED	X
NAME: ORE Financial Services, LLC	
ADDRESS: U.S. MAIL RECEIPTED HERE	
DATE: 12/12/22	
TOTAL \$ 2,743.62	

12/01/22 \$2,743.62

7655894709	NO CASH
10 Checks	3,103.02
LESS CASH RECEIVED	X
NAME: ORE Financial Services, LLC	
ADDRESS: U.S. MAIL RECEIPTED HERE	
DATE: 12/23/22	
TOTAL \$ 2,117.11	

12/23/22 \$2,117.11

7655894709	NO CASH
10 Checks	3,103.02
LESS CASH RECEIVED	X
NAME: ORE Financial Services, LLC	
ADDRESS: U.S. MAIL RECEIPTED HERE	
DATE: 12/30/22	
TOTAL \$ 3,103.02	

12/30/22 \$3,103.02

ORE Financial Services, LLC	10012
10440 Northcross Drive	Date: 12/16/2022
Fort Worth, TX 76148	
281/734-4709	
2/12/22	
✓✓✓✓✓ Capital Corporate Services, Inc.	
✓✓✓✓✓ Two Hundred Eighty One Dollars and 60 Cents	\$281.60*
✓✓✓✓✓	
✓✓✓✓✓ USMS Receipted by: Jeannine LR	
✓✓✓✓✓	
✓✓✓✓✓ 12/12/22 12:11:42 PM	
✓✓✓✓✓ 12/12/22 12:11:44 PM	

12/27/22 #10012 \$281.60

## **Exhibit B**

Receivership Lots in The Preserve of Texas

December 31, 2022

**Receivership Lots**  
The Preserve of Texas

No.	Property ID	Lot	Block	Unit	Parcel #	Property Address	Vesting Name	Lot Size SQ. Ft.	Assessed Value	Estimated Value
1	193951	142	6	11	003610-005414-001	Wood Fern Dr. Cleveland, TX 77327	Liberty Lakes Resort, LLC	15,000	2,500	3,600
2	38658	41	2	2	003610-000628-006	Ferguson Dr. Cleveland, TX 77327	Jeserra Capital, LLC	9,725	25,000	5,800
3	38661	44	2	2	003610-000631-007	Ferguson Dr. Cleveland, TX 77327	Jeserra Capital, LLC	9,609	25,000	5,800
4	38662	45	2	2	003610-000632-005	Ferguson Dr. Cleveland, TX 77327	Jeserra Capital, LLC	10,022	25,000	6,000
5	38819	202	3	2	003610-000789-002	Jensen Dr. Cleveland, TX 77327	Jeserra Capital, LLC	10,463	12,500	6,300
6	38896	280	4	2	003610-000867-008	277 Shoreline Dr. Cleveland, TX 77327	Jeserra Capital, LLC	9,890	1,500	6,200
7	38919	303	4	2	003610-000890-003	Walker Dr. Cleveland, TX 77327	Jeserra Capital, LLC	11,034	12,500	7,700
8	38924	308	5	2	003610-000895-003	Walker Dr. Cleveland, TX 77327	Jeserra Capital, LLC	8,818	12,500	6,200
9	38930	314	5	2	003610-000901-004	Walker Dr. Cleveland, TX 77327	Jeserra Capital, LLC	9,045	12,500	6,300
10	38957	341	5	2	003610-000928-004	Hunter Dr. Cleveland TX 77327	Jeserra Capital, LLC	11,827	1,500	7,450
11	38958	342	5	2	003610-000929-002	Hunter Dr. Cleveland TX 77327	Jeserra Capital, LLC	11,450	1,500	7,200
12	38971	355	6	2	003610-000942-000	Hunter Dr. Cleveland TX 77327	Jeserra Capital, LLC	11,576	12,500	8,100
13	38983	367	6	2	003610-000954-003	Hunter Dr. Cleveland TX 77327	Jeserra Capital, LLC	10,206	1,500	7,150
14	38986	370	6	2	003610-000957-007	Hunter Dr. Cleveland TX 77327	Jeserra Capital, LLC	9,820	1,500	6,900
15	38988	372	6	2	003610-000959-003	Unruh Dr. Cleveland TX 77327	Jeserra Capital, LLC	8,346	1,500	5,250
16	38989	373	6	2	003610-000960-008	Unruh Dr. Cleveland TX 77327	Jeserra Capital, LLC	5,821	1,500	5,350
17	39012	397	6	2	003610-000983-006	Center Dr. Cleveland TX 77327	Jeserra Capital, LLC	9,738	12,500	6,150
18	39018	403	6	2	003610-000989-004	Center Dr. & Joyce Dr. Cleveland TX 77327	Jeserra Capital, LLC	10,799	12,500	6,800
19	39026	411	7	2	003610-000997-005	Unruh Dr. Cleveland TX 77327	Jeserra Capital, LLC	10,115	1,500	6,400
20	39027	412	7	2	003610-000998-003	Unruh Dr. Cleveland TX 77327	Jeserra Capital, LLC	10,656	1,500	6,700
21	39031	416	7	2	003610-001002-001	115 Shoreline Dr. Cleveland, TX 77327	Jeserra Capital, LLC	11,931	1,500	7,200
22	39048	436	8	2	003610-001019-004	Shoreline Dr. Cleveland, TX 77327	Jeserra Capital, LLC	10,008	4,000	17,000
23	39054	442	8	2	003610-001025-009	Shoreline Dr. Cleveland, TX 77327	Jeserra Capital, LLC	10,633	4,000	18,000
24	39063	451	8	2	003610-001034-008	Center Dr. Cleveland TX 77327	Jeserra Capital, LLC	12,331	4,000	14,500
25	39065	453	8	2	003610-001036-004	Center Dr. Cleveland TX 77327	Jeserra Capital, LLC	9,361	4,000	11,045
26	39071	459	8	2	003610-001042-009	Cypress Lakes Cir. Cleveland TX 77327	Jeserra Capital, LLC	12,187	16,000	6,500
27	39092	480	8	2	003610-001063-001	Cypress Lakes Cir. Cleveland TX 77327	Jeserra Capital, LLC	13,496	16,000	23,000
28	39398	144	4	3	003610-001370-002	Davis Hill Dr. Cleveland TX 77327	Liberty Lakes Resort, LLC	7,918	1,000	4,100
29	39479	226	8	3	003610-001452-000	Livingston Dr Cleveland TX 77327	Liberty Lakes Resort, LLC	9,930	2,500	5,000
30	40120	284	15	4	003610-002093-005	Boheme Dr Cleveland TX 77327	Liberty Lakes Resort, LLC	6,214	1,000	-
31	40326	174	2	5	003610-002299-005	Colorado Dr Cleveland TX 77327	Jeserra Capital, LLC	9,072	12,500	3,000
32	40392	240	5	5	003610-002365-008	Colorado Dr Cleveland TX 77327	Jeserra Capital, LLC	7,977	6,250	3,000
33	40439	287	5	5	003610-002412-005	Trinity Dr Cleveland TX 77327	Liberty Lakes Resort, LLC	8,241	12,500	3,000
34	40452	300	5	5	003610-002425-006	Trinity Dr Cleveland TX 77327	Jeserra Capital, LLC	8,606	12,500	3,000
35	40510	357	6	5	003610-002483-002	Trinity Dr Cleveland TX 77327	Liberty Lakes Resort, LLC	9,229	12,500	3,000
36	41209	183	4	7	003610-003181-001	Ferguson Dr. Cleveland, TX 77327	Jeserra Capital, LLC	9,911	12,500	6,900
37	41212	186	4	7	003610-003184-005	Ferguson Dr. Cleveland, TX 77327	Jeserra Capital, LLC	10,271	12,500	7,200
38	41392	366	6	7	003610-003364-003	Jensen Dr. Cleveland, TX 77327	Liberty Lakes Resort, LLC	9,914	12,500	7,000
39	42287	197	13	9	003610-004260-008	Betty Dr Cleveland, TX 77327	Jeserra Capital, LLC	8,093	12,500	5,700
40	42348	258	17	9	003610-004321-004	Shields Dr. Cleveland, TX 77327	Jeserra Capital, LLC	9,688	2,500	6,600
41	42352	262	17	9	003610-004325-006	Vern Ct. Cleveland TX 77327	Jeserra Capital, LLC	9,386	2,500	6,200
42	42353	263	17	9	003610-004326-004	Vern Ct. Cleveland TX 77327	Jeserra Capital, LLC	9,552	2,500	6,000

**Receivership Lots**  
The Preserve of Texas

No.	Property ID	Lot	Block	Unit	Parcel #	Property Address	Vesting Name	Lot Size SQ. Ft.	Assessed Value	Estimated Value
43	42612	520	12	9	003610-004585-000	Yankton Road Cleveland TX 77327	Liberty Lakes Resort, LLC	9,925	16,000	6,200
44	42615	523	12	9	003610-004588-004	Mary Ct., Cleveland TX 77327	Liberty Lakes Resort, LLC	12,087	16,000	7,600
45	42620	528	10	9	003610-004593-001	Mary Ct.. Cleveland TX 77327	Liberty Lakes Resort, LLC	9,888	2,500	5,700
46	42678	587	19	9	003610-004651-003	Sandy Ct., Cleveland TX 77327	Jeserra Capital, LLC	9,580	1,500	5,500
47	42680	589	19	9	003610-004653-009	Sandy Ct., Cleveland TX 77327	Jeserra Capital, LLC	9,987	1,500	6,300
48	42721	630	20	9	003610-004694-005	Sandy Ct.. Cleveland TX 77327	Jeserra Capital, LLC	10,579	1,500	6,600
49	42739	648	20	9	003610-004712-009	Park Ct., Cleveland TX 77327	Jeserra Capital, LLC	10,576	16,000	6,600
50	42770	679	21	9	003610-004743-008	Dollar Cr. Cleveland TX 77327	Jeserra Capital, LLC	10,401	16,000	6,500
51	42771	680	21	9	003610-004744-006	Dollar Cr. Cleveland TX 77327	Liberty Lakes Resort, LLC	10,858	16,000	6,800
52	42843	30	1	10	003610-004817-005	Cypress Lakes Cir. Cleveland TX 77327	Liberty Lakes Resort, LLC	9,467	16,000	5,900
53	42877	64	10	10	003610-004851-005	Sour Lake Rd. Cleveland TX 77327	Jeserra Capital, LLC	10,923	2,500	6,300
54	42881	68	10	10	003610-004855-007	Sour Lake Rd. Cleveland TX 77327	Jeserra Capital, LLC	10,641	2,500	6,200
55	42904	91	10	10	003610-004878-005	Adelaide Dr. Cleveland, TX 77327	Jeserra Capital, LLC	9,806	2,500	5,600
56	43167	354	11	10	003610-005141-009	87 Sour Lake Cir. Cleveland TX 77327	Jeserra Capital, LLC	10668	22,000	18,000
57	43172	359	11	10	003610-005146-009	Sour Lake Cir. Lot 359	Liberty Lakes Resort, LLC	9,880	22,000	16,800
58	43204	391	11	10	003610-005178-006	Sour Lake Rd. Cleveland TX 77327	Jeserra Capital, LLC	9,483	22,000	16,100
59	43214	401	11	10	003610-005188-003	4830 Sour Lake Cir. Cleveland TX 77327	Jeserra Capital, LLC	11,212	22,000	7,100
60	43226	413	12	10	003610-005200-009	670 Center Dr. Cleveland TX 77327	Liberty Lakes Resort, LLC	10,401	22,000	17,700
61	43236	423	12	10	003610-005210-006	Center Dr. Cleveland TX 77327	Liberty Lakes Resort, LLC	8,862	22,000	15,000
62	43284	471	13	10	003610-005258-008	Center Dr. Cleveland TX 77327	Jeserra Capital, LLC	10,776	12,500	6,800
63	43307	494	13	10	003610-005281-003	Hunters Dr. Cleveland TX 77327	Liberty Lakes Resort, LLC	10,528	12,500	6,600
64	43308	495	13	10	003610-005282-001	Hunters Dr. Cleveland TX 77327	Liberty Lakes Resort, LLC	14,044	12,500	8,800
65	43937	637	20	11	003610-005911-006	Cypress Lakes Dr. Cleveland TX 77327	Jeserra Capital, LLC	9,918	1,000	5,700
66	43938	638	20	11	003610-005912-004	Cypress Lakes Dr. Cleveland TX 77327	Jeserra Capital, LLC	10,689	1,000	6,199
67	42788	697	21	9	003610-004761-006	Sean Ct. Cleveland TX 77327	Liberty Lakes, LLC	9,259	35,000	5,700
68	38894	278	4	2	003610-000865-002	Shoreline Dr. Cleveland TX 77327	Jaserra Capital, LLC	9,574	1,500	5,900
69	40830	97	5	6	003610-002802-002	56 Davis Hill Cleveland TX 77327	Jaserra Capital, LLC	11,730	30,000	20,000
70	38039	9	13	1	003610-000010-009	Banks St & Greenwich Dr Cleveland TX 77327	Liberty Lakes Resort, LLC	14397	1,000	3,000
71	38068	38	5	1	003610-000039-005	Banks St Cleveland TX 77327	Liberty Lakes Resort, LLC	9744	1,000	3,000
72	38072	42	5	1	003610-000043-004	Banks St Cleveland TX 77327	Liberty Lakes Resort, LLC	9967	600	3,000
73	38076	46	3	1	003610-000047-006	Banks St Cleveland TX 77327	Liberty Lakes Resort, LLC	9744	1,000	3,000
74	38077	47	3	1	003610-000048-004	Banks St Cleveland TX 77327	Liberty Lakes Resort, LLC	9997	1,000	3,000
75	38142	111	8	1	003610-000113-009	Darwin Dr Cleveland TX 77327	Liberty Lakes Resort, LLC	9801	1,000	3,000
76	40038	202	11	4	003610-002011-003	Mimosa St. Cleveland TX 77327	Liberty Lakes Resort, LLC	5947	1,000	-
77	41541	513	7	7	003610-003513-002	Hunters Dr. Cleveland TX 77327	Liberty Lakes Resort, LLC	9493	12,500	5,000
78	41754	211	3	8	003610-003726-005	Ever Green Dr, Cleveland, TX 77327	Liberty Lakes Resort, LLC	9336	1,000	3,000

## **Exhibit C**

Broker Price Opinion (Valuation)  
Lots in The Preserve of Texas

October 31, 2022



16700 Huffmeister Rd.  
Cypress, TX 77429

P 281.861.6199  
F 281.861.6101

[markdimas.com](http://markdimas.com)

RE: Broker Price Opinion  
The Preserve of Texas  
Valuation of seized lots &  
derogatory lots  
Huffman, TX 77327

EFFECTIVE DATE: 12/23/2022

To Mr. Quentin Thompson,

The attached is our independent valuation of the 78 seized lots and 24 lots noted to be in derogatory loan status in The Preserve of Texas. The Preserve of Texas is a gated, 2,000 acre community bordering the Trinity river. The community features include Trinity river access, an additional 5 fishing lakes, 3 neighborhood pools, splash pad, dog park, putt putt golf park and large community pavilion. The neighborhood restrictions will allow improvements as simple as recreational vehicles, manufactured and "tiny" homes to on site built single family dwellings.

The community has been planned, but remains mostly undeveloped with lots that are only accessible by dirt roads that are overgrown with vegetation. Very little concrete exists in the community making wet weather access difficult. A good portion of the lots assessed will not be reachable until the developer extends the improved road system throughout the community.

The majority community resides in the AE 100 year floodway and the remaining lots reside in the 100 year floodplain. During our inspection of the community it was noted that all single family dwellings have been built on beach house style stilts to reduce the risk of flood water intrusion, however recreational and manufactured homes have not been raised to the same standard. Historical data from Hurricane Harvey indicates that the entire community was inundated with flood water during that weather event.

Regarding a potential bulk sale of all owned lots to a single entity. There is a significant amount of lots that will not be able to be developed for some time due to lack of improved roads and access to utilities. Consideration should be given for the cost of holding these lots for a prolonged period of time. The Preserve of Texas assesses an annual homeowners association dues of \$1,200 per lot, totaling \$93,600.00 for all seized lots and \$28,800.00 for all derogatory lots. The annual tax assessment for all 78 seized lots is \$5,472.11.



16700 Huffmeister Rd.  
Cypress, TX 77429

P 281.861.6199  
F 281.861.6101

[markdimas.com](http://markdimas.com)

It is our opinion that a discount equivalent of 50% of market value would be adequate enough to offset the cost of a prolonged holding period. Please see our estimated values below:

The Preserve of Texas Seized Lots Value	
Value Description	Amount
Fair Market Value	\$594,594.00
Bulk Sale	\$282,297.00

The Preserve of Texas Derogatory Lots Value	
Value Description	Amount
Fair Market Value	\$228,605.00
Bulk Sale	\$114,302.00

Sincerely,  
Mark Dimas  
Broker/Owner  
281-861-6199

**Kelsey Morris**

[kelsey@markdimasteam.com](mailto:kelsey@markdimasteam.com)

Ph: 832-814-7623

Mark Dimas Properties



No.	Lot	Block	Unit	Address	Lot Size	Imroved?	Occupied?	Listed	Value	Externalitys	Value Justification	CMA Link
1	142	6	11	Wood Fern Dr. Cleveland, TX 77327	15,000	No	No	No	\$3,600	Next to volunteer FD, street cuts through lot, powerlines cut through lot	Priced on low side of comps due to utilities and road cutting through the lot	<a href="https://drive.google.com/file/d/1G3uGHkeuGxwJF_BFGp5tSrLhdd8Pqv4SB/view?usp=share_link">https://drive.google.com/file/d/1G3uGHkeuGxwJF_BFGp5tSrLhdd8Pqv4SB/view?usp=share_link</a>
2	41	2	2	Ferguson Dr. Cleveland, TX 77327	9,725	No	No	No	\$5,800	Across the street from lake lots, developed roads	Average price per foot = \$1.30, comparable lot on Ferguson Lot 214 sold for \$7,900 (\$0.60 per foot) at 191 DOM. Suggest list price to match.	<a href="https://drive.google.com/file/d/1G3uGHkeuGxwJF_BFGp5tSrLhdd8Pqv4SB/view?usp=share_link">https://drive.google.com/file/d/1G3uGHkeuGxwJF_BFGp5tSrLhdd8Pqv4SB/view?usp=share_link</a>
3	44	2	2	Ferguson Dr. Cleveland, TX 77327	9,609	No	No	No	\$5,800	Across the street from lake lots, developed roads	Average price per foot = \$1.30, comparable lot on Ferguson Lot 214 sold for \$7,900 (\$0.60 per foot) at 191 DOM. Suggest list price to match.	<a href="https://drive.google.com/file/d/1qASuIAOTS9cux_VUxdr9r_OFqAISfN_Ue/view?usp=share_link">https://drive.google.com/file/d/1qASuIAOTS9cux_VUxdr9r_OFqAISfN_Ue/view?usp=share_link</a>
4	45	2	2	Ferguson Dr. Cleveland, TX 77327	10,022	No	No	No	\$6,000	Across the street from lake lots, developed roads	Average price per foot = \$1.30, comparable lot on Ferguson Lot 214 sold for \$7,900 (\$0.60 per foot) at 191 DOM. Suggest list price to match.	<a href="https://drive.google.com/file/d/1qASuIAOTS9cux_VUxdr9r_OFqAISfN_Ue/view?usp=share_link">https://drive.google.com/file/d/1qASuIAOTS9cux_VUxdr9r_OFqAISfN_Ue/view?usp=share_link</a>
5	202	3	2	Jensen Dr. Cleveland, TX 77327	10,463	No	No	No	\$6,300	Across the street from lake lots, developed roads	Average price per foot = \$1.30, comparable lot on Ferguson Lot 214 sold for \$7,900 (\$0.60 per foot) at 191 DOM. Suggest list price to match.	<a href="https://drive.google.com/file/d/1qASuIAOTS9cux_VUxdr9r_OFqAISfN_Ue/view?usp=share_link">https://drive.google.com/file/d/1qASuIAOTS9cux_VUxdr9r_OFqAISfN_Ue/view?usp=share_link</a>
6	280	4	2	277 Shoreline Dr. Cleveland, TX 77327	9,890	No	No	No	\$6,200	Across the street from lake lots, developed roads, walking distance to community recreation area	2 superior lake lots sold in .5 mile radius, 1 comparable interior lot sold at .63 per foot. Suggested price to match interior lot.	<a href="https://drive.google.com/file/d/1yiaH0gKvumPsc_JmQFmLA9F6do-6rBwJ/view?usp=share_link">https://drive.google.com/file/d/1yiaH0gKvumPsc_JmQFmLA9F6do-6rBwJ/view?usp=share_link</a>
7	303	4	2	Walker Dr. Cleveland, TX 77327	11,034	No	No	No	\$7,700	Interior lot, developed roads, several improved lots in vicinity	Inferior lot sold on Walker for \$0.70 per foot, comparable lot is interior lot with undeveloped road. Second comparable was smaller lot, but on developed road. Suggest pricing to match sold lot on Walker	<a href="https://drive.google.com/file/d/1izYCokQf6Pdo_8_BiHcGPmBZBqJ0ehMbl/view?usp=share_link">https://drive.google.com/file/d/1izYCokQf6Pdo_8_BiHcGPmBZBqJ0ehMbl/view?usp=share_link</a>
8	308	5	2	Walker Dr. Cleveland, TX 77327	8,818	No	No	No	\$6,200	Interior lot, developed roads, several improved lots in vicinity	Inferior lot sold on Walker for \$0.70 per foot, comparable lot is interior lot with undeveloped road. Second comparable is on developed road. Suggest pricing to match sold lot on Walker	<a href="https://drive.google.com/file/d/1izYCokQf6Pdo_8_BiHcGPmBZBqJ0ehMbl/view?usp=share_link">https://drive.google.com/file/d/1izYCokQf6Pdo_8_BiHcGPmBZBqJ0ehMbl/view?usp=share_link</a>
9	314	5	2	Walker Dr. Cleveland, TX 77327	9,045	No	No	No	\$6,300	Interior lot, developed roads, several improved lots in vicinity	Inferior lot sold on Walker for \$0.70 per foot, comparable lot is interior lot with undeveloped road. Second comparable is on developed road. Suggest pricing to match sold lot on Walker	<a href="https://drive.google.com/file/d/1izYCokQf6Pdo_8_BiHcGPmBZBqJ0ehMbl/view?usp=share_link">https://drive.google.com/file/d/1izYCokQf6Pdo_8_BiHcGPmBZBqJ0ehMbl/view?usp=share_link</a>
10	341	5	2	Hunter Dr. Cleveland TX 77327	11,827	No	No	No	\$7,450	Interior lot, developed roads, several improved lots in vicinity	Superior waterfront lots sold substantially higher per foot. Comparable interior lot sold for 0.63 per foot, pricing to match	<a href="https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link">https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link</a>
11	342	5	2	Hunter Dr. Cleveland TX 77327	11,450	No	No	No	\$7,200	Interior lot, developed roads, several improved lots in vicinity	Superior waterfront lots sold substantially higher per foot. Comparable interior lot sold for 0.63 per foot, pricing to match	<a href="https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link">https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link</a>
12	355	6	2	Hunter Dr. Cleveland TX 77327	11,576	No	No	No	\$8,100	Interior Corner lot, developed roads, several improved lots in vicinity	Inferior on Walker in undeveloped section sold for 0.70 per foot. Suggest pricing to match. Price match should reduce time on market	<a href="https://drive.google.com/file/d/18TKEngIQfQ3kI1_xwvPKRDFtR8a_EajJ/view?usp=share_link">https://drive.google.com/file/d/18TKEngIQfQ3kI1_xwvPKRDFtR8a_EajJ/view?usp=share_link</a>
13	367	6	2	Hunter Dr. Cleveland TX 77327	10,206	No	No	No	\$7,150	Interior lot, developed roads, several improved lots in vicinity	Inferior on Walker in undeveloped section sold for 0.70 per foot. Suggest pricing to match. Price match should reduce time on market	<a href="https://drive.google.com/file/d/1rYPBfFu9k2jFTct_8Kg0nZC3LagqoJ2-5/view?usp=share_link">https://drive.google.com/file/d/1rYPBfFu9k2jFTct_8Kg0nZC3LagqoJ2-5/view?usp=share_link</a>
14	370	6	2	Hunter Dr. Cleveland TX 77327	9,820	No	No	Previou	\$6,900	Interior lot, developed roads, several improved lots in vicinity. Expired listing 08/05/2021 @ \$22,000 153 DOM	Inferior on Walker in undeveloped section sold for 0.70 per foot. Suggest pricing to match. Price match should reduce time on market	<a href="https://drive.google.com/file/d/1rYPBfFu9k2jFTct_8Kg0nZC3LagqoJ2-5/view?usp=share_link">https://drive.google.com/file/d/1rYPBfFu9k2jFTct_8Kg0nZC3LagqoJ2-5/view?usp=share_link</a>
15	372	6	2	Unruh Dr. Cleveland TX 77327	8,346	No	No	No	\$5,250	Interior lot, developed roads, several improved properties in vicinity	Superior waterfront lots sold substantially higher per foot. Comparable interior lot sold for 0.63 per foot, pricing to match	<a href="https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link">https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link</a>
16	373	6	2	Unruh Dr. Cleveland TX 77327	5,821	No	No	No	\$5,350	Interior lot, developed roads, several improved properties in vicinity	Superior waterfront lots sold substantially higher per foot. Comparable interior lot sold for 0.63 per foot, pricing to match	<a href="https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link">https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link</a>
17	397	6	2	Center Dr. Cleveland TX 77327	9,738	No	No	No	\$6,150	Across the street from waterfront property, interior lot, developed roads, improved properties in vicinity	Superior waterfront lots sold substantially higher per foot. Comparable interior lot sold for 0.63 per foot, pricing to match	<a href="https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link">https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link</a>
18	403	6	2	Center Dr. & Joyce Dr. Cleveland TX 77327	10,799	No	No	No	\$6,800	Across the street from waterfront property, interior lot, developed roads, improved properties in vicinity	Superior waterfront lots sold substantially higher per foot. Comparable interior lot sold for 0.63 per foot, pricing to match	<a href="https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link">https://drive.google.com/file/d/1JuJRIJAo_MPCij_A5GHTdcCBR9ezPKvJb/view?usp=share_link</a>

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Mark Dimas Properties



No.	Lot	Block	Unit	Address	Lot Size	Improved?	Occupied?	Listed	Value	Externality	Value Justification	CMA Link
19	411	7	2	Unruh Dr. Cleveland TX 77327	10,115	No	No	No	\$6,400	Interior lot, developed roads, several improved properties in vicinity	Superior waterfront lots sold substantially higher per foot. Comparable interior lot sold for 0.63 per foot, pricing to match	<a href="https://drive.google.com/file/d/1JuJRUJAo_MPCijA5GHTdcCBR9ezPKvJb/view?usp=share_link">https://drive.google.com/file/d/1JuJRUJAo_MPCijA5GHTdcCBR9ezPKvJb/view?usp=share_link</a>
20	412	7	2	Unruh Dr. Cleveland TX 77327	10,656	No	No	No	\$6,700	Interior lot, developed roads, several improved properties in vicinity	Superior waterfront lots sold substantially higher per foot. Comparable interior lot sold for 0.63 per foot, pricing to match	<a href="https://drive.google.com/file/d/1JuJRUJAo_MPCijA5GHTdcCBR9ezPKvJb/view?usp=share_link">https://drive.google.com/file/d/1JuJRUJAo_MPCijA5GHTdcCBR9ezPKvJb/view?usp=share_link</a>
21	416	7	2	115 Shoreline Dr. Cleveland, TX 77327	11,931	No	No	No	\$7,200	Interior lot, developed roads, several improved properties in vicinity	Superior waterfront lots sold substantially higher per foot. Comparable interior lot sold for 0.63 per foot, pricing to match	<a href="https://drive.google.com/file/d/1JuJRUJAo_MPCijA5GHTdcCBR9ezPKvJb/view?usp=share_link">https://drive.google.com/file/d/1JuJRUJAo_MPCijA5GHTdcCBR9ezPKvJb/view?usp=share_link</a>
22	436	8	2	Shoreline Dr. Cleveland, TX 77327	10,008	No	No	No	\$17,000	Waterfront lot, developed roads	Superior waterfront lots sold as high as \$3.00 per foot, but had extended DOM. Suggest average price per foot of \$1.70 to reduce time on market	<a href="https://drive.google.com/file/d/1CrNQ_7BE96zd2ZK09QmnNAzXv7HCT/view?usp=share_link">https://drive.google.com/file/d/1CrNQ_7BE96zd2ZK09QmnNAzXv7HCT/view?usp=share_link</a>
23	442	8	2	Shoreline Dr. Cleveland, TX 77327	10,633	No	No	No	\$18,000	Waterfront lot, developed roads	Superior waterfront lots sold as high as \$3.00 per foot, but had extended DOM. Suggest average price per foot of \$1.70 to reduce time on market	<a href="https://drive.google.com/file/d/1TNFlaZjk8KwEkxbHsucPTvuxSUcOIv/view?usp=share_link">https://drive.google.com/file/d/1TNFlaZjk8KwEkxbHsucPTvuxSUcOIv/view?usp=share_link</a>
24	451	8	2	Center Dr. Cleveland TX 77327	12,331	No	No	No	\$14,500	Waterfront lot, Water access restricted by timber, developed roads	Average price per foot for waterfront lots in the area is \$1.25 per foot. Negative price adjustment due to water access being restricted by timber growth	<a href="https://drive.google.com/file/d/1qsukls55yBonD9gMcGHVFEbX-5Ra6H1B/view?usp=share_link">https://drive.google.com/file/d/1qsukls55yBonD9gMcGHVFEbX-5Ra6H1B/view?usp=share_link</a>
25	453	8	2	Center Dr. Cleveland TX 77327	9,361	No	No	No	\$11,045	Waterfront lot, Water access restricted by timber, developed roads	Average price per foot for waterfront lots in the area is \$1.25 per foot. Negative price adjustment due to water access being restricted by timber growth	<a href="https://drive.google.com/file/d/1Lj61bphP8rUTyh6ywwpJwGH3ML3LXRs/view?usp=share_link">https://drive.google.com/file/d/1Lj61bphP8rUTyh6ywwpJwGH3ML3LXRs/view?usp=share_link</a>
26	459	8	2	Cypress Lakes Cir. Cleveland TX 77327	12,187	No	No	No	\$6,500	Interior lot, developed roads, several improved properties in vicinity	Developing section, lot is accessible by main community road, potential waterfront	<a href="https://drive.google.com/file/d/1OLSiN7uWnoMapUsav7Eqc1f4UqYyvZg9/view?usp=share_link">https://drive.google.com/file/d/1OLSiN7uWnoMapUsav7Eqc1f4UqYyvZg9/view?usp=share_link</a>
27	480	8	2	Cypress Lakes Cir. Cleveland TX 77327	13,496	No	No	No	\$23,000	Waterfront lot, developed roads	Superior waterfront lots sold as high as \$3.00 per foot, but had extended DOM. Suggest average price per foot of \$1.70 to reduce time on market	<a href="https://drive.google.com/file/d/1Lj61bphP8rUTyh6ywwpJwGH3ML3LXRs/view?usp=share_link">https://drive.google.com/file/d/1Lj61bphP8rUTyh6ywwpJwGH3ML3LXRs/view?usp=share_link</a>
28	144	4	3	Davis Hill Dr. Cleveland TX 77327	7,918	No	No	No	\$4,100	Cul-De-Sac lot, undeveloped section, not cut roads	Section is undeveloped, roads are planned, but not cut. Comps used for price opinion are from undeveloped sections	<a href="https://drive.google.com/file/d/1em8RLlI8sAdzdI43WltFYXh1bY/view?usp=share_link">https://drive.google.com/file/d/1em8RLlI8sAdzdI43WltFYXh1bY/view?usp=share_link</a>
29	226	8	3	Livingston Dr Cleveland TX 77327	9,930	No	No	No	\$5,000	Cul-De-Sac lot, undeveloped section, not cut roads	Section is undeveloped, roads are planned, but not cut. Comps used for price opinion are from undeveloped sections	<a href="https://drive.google.com/file/d/1pFIORhquCc3H2-XQGRBAzQYaoypwJ-bY/view?usp=share_link">https://drive.google.com/file/d/1pFIORhquCc3H2-XQGRBAzQYaoypwJ-bY/view?usp=share_link</a>
30	284	15	4	Boheme Dr Cleveland TX 77327	6,214	No	No	No	\$0	Undeveloped section, no cut roads	Section and lot are completely inaccessible, area expert classified the area as "swap land" no value given	<a href="https://drive.google.com/file/d/1ZQyDv4QUacWsbvKCsTuHdchz9EMSHn/view?usp=share_link">https://drive.google.com/file/d/1ZQyDv4QUacWsbvKCsTuHdchz9EMSHn/view?usp=share_link</a>
31	174	2	5	Colorado Dr Cleveland TX 77327	9,072	No	No	No	\$3,000	Interior lot, underdeveloped section, 5 lots away from improved road	Section is undeveloped, roads are planned, but not cut. No utilities. Comps used for price opinion are from undeveloped sections. Pricing at the lower end of comparable value	<a href="https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link">https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link</a>
32	240	5	5	Colorado Dr Cleveland TX 77327	7,977	No	No	No	\$3,000	Interior lot, undeveloped section, no cut roads	Section is undeveloped, roads are planned, but not cut. No utilities. Comps used for price opinion are from undeveloped sections. Pricing at the lower end of comparable value	<a href="https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link">https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link</a>
33	287	5	5	Trinity Dr Cleveland TX 77327	8,241	No	No	No	\$3,000	Interior lot, undeveloped section, no cut roads	Map reads Center Rd, however tax records show this to be Trinity Dr. Section is undeveloped, roads are planned, but not cut. No utilities. Comps used for price opinion are from undeveloped sections. Pricing at the lower end of comparable value	<a href="https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link">https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link</a>
34	300	5	5	Trinity Dr Cleveland TX 77327	8,606	No	No	No	\$3,000	Interior lot, undeveloped section, no cut roads	Map reads Center Rd, however tax records show this to be Trinity Dr. Section is undeveloped, roads are planned, but not cut. No utilities. Comps used for price opinion are from undeveloped sections. Pricing at the lower end of comparable value	<a href="https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link">https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link</a>

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Mark Dimas Properties



No.	Lot	Block	Unit	Address	Lot Size	Improved?	Occupied?	Listed	Value	Externalities	Value Justification	CMA Link
35	357	6	5	Trinity Dr Cleveland TX 77327	9,229	No	No	No	\$3,000	Interior lot, undeveloped section, no cut roads	Owner listed as Private Capital Resource LLC. Map reads Center St, however tax records show this to be Trinity Dr. Section is undeveloped, roads are planned, but not cut. No utilities. Comps used for price opinion are from undeveloped section.	<a href="https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link">https://drive.google.com/file/d/1SI9b9J_-JYs2ofuErqA6YiFVGSHK1zuu/view?usp=share_link</a>
36	183	4	7	Ferguson Dr. Cleveland, TX 77327	9,911	No	No	No	\$6,900	Interior lot, waterfront lots across the street,	Developing section with improved roads and across the street from lake lots. Multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1nokpw8YTubZtNeg6SX3xZomQs-tYcXW/view?usp=share_link">https://drive.google.com/file/d/1nokpw8YTubZtNeg6SX3xZomQs-tYcXW/view?usp=share_link</a>
37	186	4	7	Ferguson Dr. Cleveland, TX 77327	10,271	No	No	No	\$7,200	Interior lot, waterfront lots across the street,	Developing section with improved roads and across the street from lake lots. Multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1nokpw8YTubZtNeg6SX3xZomQs-tYcXW/view?usp=share_link">https://drive.google.com/file/d/1nokpw8YTubZtNeg6SX3xZomQs-tYcXW/view?usp=share_link</a>
38	366	6	7	Jensen Dr. Cleveland, TX 77327	9,914	No	No	No	\$7,000	Interior lot, undeveloped section, no cut roads	Developing section with improved roads and across the street from lake lots. Multiple improved homesites in the area	<a href="https://drive.google.com/file/d/19htiwL20sm5-WMK059G3Uv5dC7atve/view?usp=share_link">https://drive.google.com/file/d/19htiwL20sm5-WMK059G3Uv5dC7atve/view?usp=share_link</a>
39	197	13	9	Betty Dr Cleveland, TX 77327	8,093	No	No	No	\$5,700	Corner lot, developing section	Developing section with improved road one lot away, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1n7r11gDf8o9xJR51cOG1ZzJLXhbESP/view?usp=share_link">https://drive.google.com/file/d/1n7r11gDf8o9xJR51cOG1ZzJLXhbESP/view?usp=share_link</a>
40	258	17	9	Brown Dr. Cleveland, TX 77327	9,688	No	No	No	\$6,600	Interior lot, developing section	Developing section, main community road 2 lots away, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1uiknaXHf6N63dCTwb90xjqE1seiRUzn1/view?usp=share_link">https://drive.google.com/file/d/1uiknaXHf6N63dCTwb90xjqE1seiRUzn1/view?usp=share_link</a>
41	262	17	9	Dee Ct. Cleveland TX 77327	9,386	No	No	No	\$6,200	Interior lot, developing section	Developing section, main community road 1 lot away, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1R9_4Bc2O6Z90gSxJfgdJS9hcbE2JZu/view?usp=share_link">https://drive.google.com/file/d/1R9_4Bc2O6Z90gSxJfgdJS9hcbE2JZu/view?usp=share_link</a>
42	263	17	9	Dee Ct. Cleveland TX 77327	9,552	No	No	No	\$6,000	Interior lot, developing section	Developing section, main community road 2 lots away, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1R9_4Bc2O6Z90gSxJfgdJS9hcbE2JZu/view?usp=share_link">https://drive.google.com/file/d/1R9_4Bc2O6Z90gSxJfgdJS9hcbE2JZu/view?usp=share_link</a>
43	520	12	9	Sour Lake Cir. Cleveland TX 77327	9,925	No	No	No	\$6,200	Interior lot, developing section, improved roads	Owner listed as Private Capital Resource llc. Developing section, community pool 1 block away, multiple homesites in the area	<a href="https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link">https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link</a>
44	523	12	9	Sour Lake Cir. Cleveland TX 77327	12,087	No	No	No	\$7,600	Interior lot, developing section, improved roads	Owner listed as Private Capital Resource llc. Developing section, community pool 1 block away, multiple homesites in the area	<a href="https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link">https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link</a>
45	528	10	9	Sour Lake Cir. Cleveland TX 77327	9,888	No	No	No	\$5,700	Cul-De-Sac lot, developing section, not cut roads	5 lots away from improved roads, edge of the community, block away from community pool	<a href="https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link">https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link</a>
46	587	19	9	Donna Dr. Cleveland TX 77327	9,580	No	No	No	\$5,500	Interior lot developing section, no cut roads	Developing section, improved roads have not reached this lot, 1 street away from river lots, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link">https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link</a>
47	589	19	9	Donna Dr. Cleveland TX 77327	9,987	No	No	No	\$6,300	Interior lot, developing section, improved roads	Developing section, improved road ends at this lot, 1 street away from river lots, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link">https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link</a>
48	630	20	9	Donna Dr. Cleveland TX 77327	10,579	No	No	No	\$6,600	Interior lot, developing section, improved roads	Improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link">https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link</a>
49	648	20	9	Park St. Cleveland TX 77327	10,576	No	No	No	\$6,600	Interior lot, developing section, improved roads	Cul-De-Sac Street, block away from community center and pool	<a href="https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link">https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link</a>
50	679	21	9	Dollar Cr. Cleveland TX 77327	10,401	No	No	No	\$6,500	Interior lot, developing section, no cut roads	Improved roads have not reached this lot, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link">https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link</a>
51	680	21	9	Dollar Cr. Cleveland TX 77327	10,858	No	No	No	\$6,800	Interior lot, developing section, no cut roads	Improved roads have not reached this lot, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link">https://drive.google.com/file/d/1YYI3oaYGO2nQ8oPDGbt1tT6YynvrD7/view?usp=share_link</a>
52	30	1	10	Cypress Lakes Cir. Cleveland TX 77327	9,467	No	No	No	\$5,900	Interior lot, developing section	Lot sits on main neighborhood street, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/10ruWxUe3UqoB1vZwqYJ9Ea-TWT9-CL/view?usp=share_link">https://drive.google.com/file/d/10ruWxUe3UqoB1vZwqYJ9Ea-TWT9-CL/view?usp=share_link</a>
53	64	10	10	Sour Lake Rd. Cleveland TX 77327	10,923	No	No	No	\$6,300	Interior lot, developing section	Lot is accessible by improved roads, across the street from lake lots	<a href="https://drive.google.com/file/d/1DWlzb5RLydnqwMVRzd3_1Ucv_JukUM/view?usp=share_link">https://drive.google.com/file/d/1DWlzb5RLydnqwMVRzd3_1Ucv_JukUM/view?usp=share_link</a>
54	68	10	10	Sour Lake Rd. Cleveland TX 77327	10,641	No	No	No	\$6,200	Interior lot, developing section	Lot is accessible by improved roads, across the street from lake lots	<a href="https://drive.google.com/file/d/1DWlzb5RLydnqwMVRzd3_1Ucv_JukUM/view?usp=share_link">https://drive.google.com/file/d/1DWlzb5RLydnqwMVRzd3_1Ucv_JukUM/view?usp=share_link</a>
55	91	10	10	Adelaide Dr. Cleveland, TX 77327	9,806	No	No	No	\$5,600	Corner lot, developing section, improved roads	Corner lot is accessible by improved roads, few developed homesites in the area	<a href="https://drive.google.com/file/d/1STpTrkP3wEVqVG5LOdjdO8QtTYB6pMEP/view?usp=share_link">https://drive.google.com/file/d/1STpTrkP3wEVqVG5LOdjdO8QtTYB6pMEP/view?usp=share_link</a>
56	354	11	10	87 Sour Lake Cir. Cleveland TX 77327	10,668	No	No	Previou	\$18,000	Waterfront lot, developed roads	Waterfront lot in center of community, few improved homesites in the area, previously listed for \$43,000, expired listing, 672 DOM	<a href="https://drive.google.com/file/d/1ULR_Kbt9ia-j0YE1TQMeZw6fLm8q7Mf/view?usp=share_link">https://drive.google.com/file/d/1ULR_Kbt9ia-j0YE1TQMeZw6fLm8q7Mf/view?usp=share_link</a>

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Mark Dimas Properties



No.	Lot	Block	Unit	Address	Lot Size	Improved?	Occupied?	Listed	Value	Externalities	Value Justification	CMA Link
57	359	11	10	Sour Lake Cir. Lot 359	9,880	No	No	NO	\$16,800	Waterfront lot, developed roads	Waterfront lot in center of community, few improved homesites in the area	<a href="https://drive.google.com/file/d/1ULR_Kbt9ia-j0YE1TQMeZw6lM8q7Mf/view?usp=share_link">https://drive.google.com/file/d/1ULR_Kbt9ia-j0YE1TQMeZw6lM8q7Mf/view?usp=share_link</a>
58	391	11	10	Sour Lake Rd. Cleveland TX 77327	9,483	No	No	No	\$16,100	Waterfront lot, developing section	Waterfront lot in the center of the community, improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1E8ZbSsk2xI5IjYxFeljOEIf7ac4V9s/view?usp=share_link">https://drive.google.com/file/d/1E8ZbSsk2xI5IjYxFeljOEIf7ac4V9s/view?usp=share_link</a>
59	401	11	10	4830 Sour Lake Cir. Cleveland TX 77327	11,212	No	No	Previou	\$7,100	Corner lot, developing section	Same side of the street as waterfront lots, will have potential water view, corner of main neighborhood road, previously listed in 2019 @ \$30,000 fro 363 DOM_expired listing	<a href="https://drive.google.com/file/d/1qpSEIA5TV4sGpRQ8tpov5BN66zm7U2aq/view?usp=share_link">https://drive.google.com/file/d/1qpSEIA5TV4sGpRQ8tpov5BN66zm7U2aq/view?usp=share_link</a>
60	413	12	10	670 Center Dr. Cleveland TX 77327	10,401	No	No	No	\$17,700	Waterfront lot, developing section	Waterfront lot in the center of the community, improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1E8ZbSsk2xI5IjYxFeljOEIf7ac4V9s/view?usp=share_link">https://drive.google.com/file/d/1E8ZbSsk2xI5IjYxFeljOEIf7ac4V9s/view?usp=share_link</a>
61	423	12	10	Center Dr. Cleveland TX 77327	8,862	No	No	No	\$15,000	Waterfront lot, developing section	Waterfront lot in the center of the community, improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1E8ZbSsk2xI5IjYxFeljOEIf7ac4V9s/view?usp=share_link">https://drive.google.com/file/d/1E8ZbSsk2xI5IjYxFeljOEIf7ac4V9s/view?usp=share_link</a>
62	471	13	10	Center Dr. Cleveland TX 77327	10,776	No	No	No	\$6,800	Interior lot, developing section	Improved roads have not reached this lot, several improved homesites in the area	<a href="https://drive.google.com/file/d/1FryTNOIQDITP8AmGT_CFlhegZuDRk6Pg/view?usp=share_link">https://drive.google.com/file/d/1FryTNOIQDITP8AmGT_CFlhegZuDRk6Pg/view?usp=share_link</a>
63	494	13	10	Hunters Dr. Cleveland TX 77327	10,528	No	No	No	\$6,600	Interior lot, developing section	Improved road access, several improved homesites in the area	<a href="https://drive.google.com/file/d/1FryTNOIQDITP8AmGT_CFlhegZuDRk6Pg/view?usp=share_link">https://drive.google.com/file/d/1FryTNOIQDITP8AmGT_CFlhegZuDRk6Pg/view?usp=share_link</a>
64	495	13	10	Hunters Dr. Cleveland TX 77327	14,044	No	No	No	\$8,800	Corner lot, developing section	Improved road access, several improved homesites in the area, larger than average lot	<a href="https://drive.google.com/file/d/1FryTNOIQDITP8AmGT_CFlhegZuDRk6Pg/view?usp=share_link">https://drive.google.com/file/d/1FryTNOIQDITP8AmGT_CFlhegZuDRk6Pg/view?usp=share_link</a>
65	637	20	11	Cypress Lakes Dr. Cleveland TX 77327	9,918	No	No	No	\$5,700	Exterior lot	Lot sits outside the gate of the community, development sales office partially sits on this lot, sales office was flooded, pricing at lot value only	<a href="https://drive.google.com/file/d/1M4PPoNSIPs2gnip201mM9_y6bvJsdub/view?usp=share_link">https://drive.google.com/file/d/1M4PPoNSIPs2gnip201mM9_y6bvJsdub/view?usp=share_link</a>
66	638	20	11	Cypress Lakes Dr. Cleveland TX 77327	10,689	No	No	No	\$6,199	Exterior lot	Lot sits outside the gate of the community, CURRENT SALES OFFICE SITS ON THIS LOT	<a href="https://drive.google.com/file/d/1M4PPoNSIPs2gnip201mM9_y6bvJsdub/view?usp=share_link">https://drive.google.com/file/d/1M4PPoNSIPs2gnip201mM9_y6bvJsdub/view?usp=share_link</a>
67	697	21	9	Sean Ct. Cleveland TX 77327	9,259	No	No	No	\$5,700	Interior lot, developing section, no improved roads	Improved road has not reached this lot, river lots 1 street away	<a href="https://drive.google.com/file/d/14phXcWdQHTN_OqijM6-TM8A6K8e2zhFQ/view?usp=share_link">https://drive.google.com/file/d/14phXcWdQHTN_OqijM6-TM8A6K8e2zhFQ/view?usp=share_link</a>
68	278	4	2	Shoreline Dr. Cleveland TX 77327	9,574	No	No	No	\$5,900	Interior lot, improved road access	block away from water access, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/14phXcWdQHTN_OqijM6-TM8A6K8e2zhFQ/view?usp=share_link">https://drive.google.com/file/d/14phXcWdQHTN_OqijM6-TM8A6K8e2zhFQ/view?usp=share_link</a>
69	97	5	6	56 Davis Hill Cleveland TX 77327	11,730	Yes	No	No	\$20,000	Interior lot, improved road access	easily accessible lot from inside the gate, site has improvements, but extent unknown. Assuming utilities are in place and pricing accordingly	<a href="https://drive.google.com/file/d/1VLkm6WFc2QV-8a4EdWVfMboTJkegRaF/view?usp=share_link">https://drive.google.com/file/d/1VLkm6WFc2QV-8a4EdWVfMboTJkegRaF/view?usp=share_link</a>
70	9	13	1	Banks St & Greenwich Dr Cleveland TX 77327	14,397	No	No	No	\$3,000	Cul-de-sa lot, undeveloped section, no improved roads	Tax records note owner of record is Liberty Lakes Property Owners Association LLC. Section is inaccessible, improved roads and utilities have not made it to this section of the community and lot is unreachable to determine actual location. Setting a minimum value of \$3,000	<a href="https://drive.google.com/file/d/1nrfKOKfZy9leOjN_vUJ-yb9b4ahGZkI/view?usp=share_link">https://drive.google.com/file/d/1nrfKOKfZy9leOjN_vUJ-yb9b4ahGZkI/view?usp=share_link</a>
71	38	5	1	Banks St Cleveland TX 77327	9,744	No	No	No	\$3,000	Interior lot, undeveloped section, no improved roads	Tax records note owner of record is Liberty Lakes Property Owners Association LLC. Section is inaccessible, improved roads and utilities have not made it to this section of the community and lot is unreachable to determine actual location. Setting a minimum value of \$3,000	<a href="https://drive.google.com/file/d/1nrfKOKfZy9leOjN_vUJ-yb9b4ahGZkI/view?usp=share_link">https://drive.google.com/file/d/1nrfKOKfZy9leOjN_vUJ-yb9b4ahGZkI/view?usp=share_link</a>
72	42	5	1	Banks St Cleveland TX 77327	9,967	No	No	No	\$3,000	Cul-de-sa lot, undeveloped section, no improved roads	Tax records note owner of record is Liberty Lakes Property Owners Association LLC. Section is inaccessible, improved roads and utilities have not made it to this section of the community and lot is unreachable to determine actual location. Setting a minimum value of \$3,000	<a href="https://drive.google.com/file/d/1nrfKOKfZy9leOjN_vUJ-yb9b4ahGZkI/view?usp=share_link">https://drive.google.com/file/d/1nrfKOKfZy9leOjN_vUJ-yb9b4ahGZkI/view?usp=share_link</a>

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Mark Dimas Properties



No.	Lot	Block	Unit	Address	Lot Size	Imroved?	Occupied?	Listed	Value	Externatilities	Value Justification	CMA Link
73	46	3	1	Banks St Cleveland TX 77327	9,744	No	No	No	\$3,000	Interior lot, undeveloped section, no improved roads	Tax records note owner of record is Liberty Lakes Property Owners Association INC. Section is inaccessible, improved roads and utilities have not made it to this section of the community and lot is unreachable to determine actual location. Setting a minimum value of \$3,000.	<a href="https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link">https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link</a>
74	47	3	1	Banks St Cleveland TX 77327	9,997	No	No	No	\$3,000	Cul-de-sa lot, undeveloped section, no improved roads	Tax records note owner of record is Liberty Lakes Property Owners Association INC. Section is inaccessible, improved roads and utilities have not made it to this section of the community and lot is unreachable to determine actual location. Setting a minimum value of \$3,000.	<a href="https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link">https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link</a>
75	111	8	1	Darwin Dr Cleveland TX 77327	9,801	No	No	No	\$3,000	Interior lot, undeveloped section, no improved roads	Tax records note owner of record is Liberty Lakes Property Owners Association INC. Section is inaccessible, improved roads and utilities have not made it to this section of the community and lot is unreachable to determine actual location. Setting a minimum value of \$3,000.	<a href="https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link">https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link</a>
76	202	11	4	Mimosa St. Cleveland TX 77327	5,947	No	No	No	\$0	Interior lot, undeveloped section, no improved roads	section and lot are completely inaccessible, area expert classified the area as "swap land" no value given	<a href="https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link">https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link</a>
77	513	7	7	Hunters Dr. Cleveland TX 77327	9,493	No	No	No	\$5,000	Interior lot with improved road system	Tax records note owner of record is Liberty Lakes Property Owners Association INC. Improved road access, several improved homesites in the area	<a href="https://drive.google.com/file/d/1zhX6t4ciMmX39lT9goSipfNy_T_3zJ/view?usp=share_link">https://drive.google.com/file/d/1zhX6t4ciMmX39lT9goSipfNy_T_3zJ/view?usp=share_link</a>
78	211	3	8	Unknown	9,336	No	No	No	\$3,000	Interior lot, undeveloped section, no improved roads	Tax records note owner of record is Liberty Lakes Property Owners Association INC. Section is inaccessible, improved roads and utilities have not made it to this section of the community and lot is unreachable to determine actual location. Setting a minimum value of \$3,000.	<a href="https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link">https://drive.google.com/file/d/1nrfKOKfZy9leOJhN_vUJ-yb9b4ahGZkl/view?usp=share_link</a>

Total Value      **\$558,494**

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Loan Collateral											
No.	Lot	Block	Unit	Address	Lot Size	Improved?	Occupied?	Listed Value	Externality	Value Justification	CMA Link
1	473	8	2	Cypress Lakes Cir. Cleveland TX 77327	14,284	No	No	\$27,000	Waterfront lot	Waterfront lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1FnBkBRFJyUQWkbWvC7EZl7XQ16SJsKoz/view?usp=share_link">https://drive.google.com/file/d/1FnBkBRFJyUQWkbWvC7EZl7XQ16SJsKoz/view?usp=share_link</a>
2	42	2	2	Ferguson Dr. Cleveland TX 77327	9,912	No	No	\$6,100	Interior lot	Interior lot accessible by improved roads, across the street from waterfront properties	<a href="https://drive.google.com/file/d/1P8bcW-KABHAms1ZDqRHtLGSaoRGJo/view?usp=share_link">https://drive.google.com/file/d/1P8bcW-KABHAms1ZDqRHtLGSaoRGJo/view?usp=share_link</a>
3	281	4	2	Shoreline Dr & Walker Dr, Cleveland TX 77327	10,454	No	No	\$6,000	Interior lot	Interior lot accessible by improved roads, across the street from waterfront properties and community water access	<a href="https://drive.google.com/file/d/1auy58wShlfj7OzX_fdJqcZua7Xq8YY7/view?usp=share_link">https://drive.google.com/file/d/1auy58wShlfj7OzX_fdJqcZua7Xq8YY7/view?usp=share_link</a>
4	633	20	9	26 Park Ct. Cleveland TX 77327	11,467	No	No	\$6,600	Interior lot	Interior lot accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1auy58wShlfj7OzX_fdJqcZua7Xq8YY7/view?usp=share_link">https://drive.google.com/file/d/1auy58wShlfj7OzX_fdJqcZua7Xq8YY7/view?usp=share_link</a>
5	474	8	2	Cypress Lakes Cir. Cleveland TX 77327	15,928	No	No	\$27,000	Waterfront lot	Waterfront lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1dVSsZP1BE_IUETNJmuGzGqJk5JV8JwI/view?usp=share_link">https://drive.google.com/file/d/1dVSsZP1BE_IUETNJmuGzGqJk5JV8JwI/view?usp=share_link</a>
6	77	10	10	Sour Lake Rd Cleveland TX 77327	9,666	No	No	\$5,600	Interior lot	Interior lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1TweQinJ2LnE-Bs7hrBqF2p0fTeJScB/view?usp=share_link">https://drive.google.com/file/d/1TweQinJ2LnE-Bs7hrBqF2p0fTeJScB/view?usp=share_link</a>
7	464	8	2	CYpresa Lakes Cir. Cleveland TX 77327	11,217	No	No	\$19,100	Waterfront lot	Waterfront lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1RCXqd2xCf2wHnmxuAj-3KJuTKBtibOTw/view?usp=share_link">https://drive.google.com/file/d/1RCXqd2xCf2wHnmxuAj-3KJuTKBtibOTw/view?usp=share_link</a>
8	340	6	5	Trinity Dr Dayton TX 77535	9,032	No	No	\$15,300	Riverfront lot	Lot borders the trinity river, underdeveloped section, community river, pool and facility access 1 block away	<a href="https://drive.google.com/file/d/1RCXqd2xCf2wHnmxuAj-3KJuTKBtibOTw/view?usp=share_link">https://drive.google.com/file/d/1RCXqd2xCf2wHnmxuAj-3KJuTKBtibOTw/view?usp=share_link</a>
9	395	6	2	Center Dr Cleveland TX 77327	11,128	No	No	\$6,900	Interior lot	Interior lot accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
10	427	8	2	Shoreline Dr Cleveland TX 77327	12,134	No	No	\$20,600	Waterfront lot	Waterfront lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1RCXqd2xCf2wHnmxuAj-3KJuTKBtibOTw/view?usp=share_link">https://drive.google.com/file/d/1RCXqd2xCf2wHnmxuAj-3KJuTKBtibOTw/view?usp=share_link</a>
11	315	5	2	Walker Dr Cleveland TX 77327	8,469	YES	YES	\$7,000	Interior lot	IMPROVED interior lot, accessible by improved roads, known improvements include driveway and concrete pad for RV & utilities. Will need to visit site for better valuation. Pricing at the max lot value price per foot	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
12	65	10	10	Sour Lake Rd Cleveland TX 77327	11,016	No	No	\$6,800	Interior lot	Interior lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
13	316	5	2	Walker Dr Cleveland TX 77327	8,633	No	No	\$5,300	Interior lot	Interior lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
14	408	7	2	Unruh Dr Cleveland TX 77327	9,842	No	No	\$6,100	Interior lot	Interior lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
15	74	10	10	Sour Lake Rd Cleveland TX 77327	9,006	No	No	\$5,600	Interior lot	Interior lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
16	60	10	10	Sour Lake Rd Cleveland TX 77327	10,543	No	No	\$6,500	Interior lot	Interior lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
17	281	5	5	Trinity Dr Dayton TX 77535	8,819	No	No	\$4,500	Interior lot	Undeveloped section, not accessible, pricing on the low side of comparables	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
18	477	13	10	Center Dr Cleveland TX 77327	11,122	YES	YES	\$9,200	Interior lot	IMPROVED interior lot, accessible by improved roads, known improvements include driveway and concrete pad for RV & utilities. Will need to visit site for better valuation. Pricing at the max lot value price per foot	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
19	359	5	2	Hunter Dr Cleveland TX 77327	10,014	No	No	\$6,200	Interior lot	Interior lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
20	579	19	9	42 Lake Ct N Cleveland TX 77327	9,633	No	No	\$5,600	Interior lot	Interior lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
21	590	19	9	Donna Dr Cleveland TX 77327	9,829	No	No	\$6,100	Interior lot	Interior lot, accessible by improved roads, multiple improved homesites in the area	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
22	72	10	1	282 Sour Lake Cir Cleveland TX 77327	9,043	YES	YES	\$7,505	Interior lot	IMPROVED interior lot, accessible by improved roads, known improvements include driveway and concrete pad for RV & utilities. Will need to visit site for better valuation. Pricing at the max lot value price per foot	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
23	501	11	9	25 Ann Ct Cleveland TX 77327	13,053	No	No	\$6,700	Interior lot	Undeveloped section, not accessible, pricing on the low side of comparables	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>
24	85	1	5	Guadalupe Dr Cleveland TX 77327	8,550	No	No	\$5,300	Interior lot	Interior lot accessible by improved roads, across the street from waterfront properties and community water access. Previously listed for \$30,000 370 DOM	<a href="https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link">https://drive.google.com/file/d/1pwaX2qR1THwXxXMT9_gifatcVgx0sZAT/view?usp=share_link</a>

Total Value **\$228,605**

Presented by: **Kelsey Morris**

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## **Exhibit D**

Marketing Plan – Real Estate Holdings

December 31, 2022

# Preserve of Texas

## Marketing Plan

Prepared by Diane Mayhew and Quentin Thompson

December 31, 2022

This marketing plan provides an overview of the strategy to be utilized by The Mayhew Team to market and sell approximately 78 lots located in the Preserve of Texas which is currently in the custody of the United States Marshals Service (USMS).



### Background

On July 5, 2022, the Honorable Judge Maxine M. Chesney signed the Stipulation and Order to Appoint Receiver (the "Order"), whereby the United States Marshals Service ("USMS") was appointed as receiver in the matter of United States of America v. Lewis Wallach, CASE NO. 20-CR-365 MMC. The subject matter of the receivership is two limited liability companies owned by the defendant and known as Jeserra Capital LLC ("Jeserra") and Liberty Lakes Resort LLC ("LLR"), both of which were formed under Texas state law and are collectively referred to as the "LLCs." In conjunction with its appointment, the USMS has assigned certain receivership duties to Colliers International and ORE Financial Services ("Colliers") pursuant to an existing contract, procured through standard government procedures used to acquire goods and services from private contractors.

The LLCs are engaged in the business of selling parcels of unimproved real estate in Liberty County, and currently own 78 lots located in the Preserve of Texas (Preserve). Pursuant to the Order, the USMS has been directed to arrange for the sale of all real or personal property of the LLCs. Colliers has contracted with BKP Real Estate LLC, a Texas licensed real estate broker, to market and sell the lots.

### BKP Real Estate LLC and The Mayhew Team

For over a decade, Judy Hayes and Diane Mayhew have been providing real estate brokerage services to residents of Liberty County, Texas. Ms. Hayes (Lic # 598471) is the managing broker for BKP Real Estate LLC (Broker's Lic # 9001138). Ms. Mayhew (Lic # 607012) is the lead agent assigned to this engagement. Having lived in Tarkington Prairie for over 22 years, Diane is well known and respected in the local

community. She holds multiple certifications and has successfully worked for a broad range of clients including sellers, buyers, tenants, and veterans as well as working on transactions involving affordable housing, short sales, and foreclosures. Having sold more properties in the Preserve over the past several years than any other agent, she is uniquely qualified to market the community's benefits and amenities to prospective buyers. She also understands the community's concerns and the challenges of selling property in the Preserve.

## Preserve of Texas

Located in Cleveland area of Texas, the Preserve consists of approximately 2,000 acres of land that has been subdivided into individual lots.



The community boasts a "natural environment featuring five fishing lakes, over a mile of sandy beaches, an equestrian center, and miles of hiking & biking trails." The Preserve is currently offering existing homes and RV sites for purchase.

The Preserve's website shows the following properties for sale:

- 70+ lots,
- three completed homes,
- five "tiny homes,"
- five RV sites,
- eight mobile homes, and
- two cabins.

In addition to the available properties noted above, attached to this Marketing Plan is a report from HAR.com prepared by Diane Mayhew showing properties available for sale, pending sales, and trailing 12-month sales.

## **Marketing Strategy**

Our strategy is to utilize as many real estate marketing channels as reasonably possible. Most of the marketing will be done through web-based services. Below we will discuss specific websites we plan to use to expose the properties to a broad range of potential buyers.

Given the existing number of lots currently being marketed through the Preserve's website, there is a significant inventory of lots available for sale. Additionally, the lots being marketed on the Preserve's website include seller financing with a relatively small down payment for interested buyers.

The challenge will be to liquidate the large inventory of lots for an all cash selling price-while competing effectively against The Preserve. During the initial listing stage (first 30-45 days) we will look to generate interest from an investor willing to complete a bulk purchase of our entire inventory. If there is no interest after 45 days, then we will work on splitting out the sales of individual lots, but still utilizing liquidation pricing to move the inventory quickly.

Pre-marketing activities have already identified several interested individuals requesting pricing information. Several of these individuals are currently property owners, and would like to purchase adjacent lot(s). Past sales history indicates that negotiations with existing owners are the most successful.

## **Website Listings**

In general, we propose to use Houston Association of REALTORS® (HAR) which is the local multiple listing service, LinkedIn, LoopNet, and social media sites such as Facebook and Instagram. A multipage website will be developed to highlight the properties being marketed for sale as well as the benefits and amenities available to residents of the Preserve. Once developed, the site will be migrated to the following sites:

**HAR.com** – The primary listing service used in most of Southeast Texas including Liberty County. The association claims to have 47,000 members with 50,000 active listings. In 2021, HAR reported over 120 million visitor sessions on its multiple listing service. In October of 2022, HAR reports the following website and mobile app activity:

• Visitor sessions	7,704,535
• Average daily visitors	248,533
• Average page views per day	1,623,218
• Unique visitors	4,955,041
• Visitors who visited once	1,807,431

In a recent press release dated November 9<sup>th</sup>, HAR reported that “October marked the seventh consecutive month of declining sales and rising inventory as the market continues toward a more normalized, pre-pandemic pace.” The “cooling market” is attributed to “rapidly-rising mortgage rates.”

**LinkedIn** is primarily a professional networking application that provides access to other real estate professionals and to share investment opportunities across multiple real estate industry groups and geographic boundaries. Currently their site boasts that there are approximately “1 million U.S. real estate agents on LinkedIn.”

**LoopNet** is a real estate listing service that boasts “50,000-Plus [active] Commercial Real Estate Listings” and “more than 12 million unique monthly visitors.”

LoopNet.com is a key source of potential opportunities for a wide range of real estate investors and buyers’ agents.

**Facebook Marketplace** is a site where businesses and individuals go to sell a wide range of goods and services. Facebook Marketplace has a dedicated marketing channel enabling property owners to advertise their real estate listings and attract buyers. Once listed, the properties are public and can be accessed by anyone, on or off Facebook.

**Instagram** is a web service that specializes in sharing photographs and videos. Since buyers and investors typically start their searches using the internet, a well-produced photo and video display has the potential to attract attention to a real estate listing that might otherwise be overlooked.

## **Title and Closing**

We will be using Capital Title of Texas, LLC to provide title services. With branch offices serving the Dallas-Fort Worth, Austin, Houston, San Antonio, Rio Grande Valley, Northeast Texas, Coastal Bend Golden Triangle, and Central Texas, Capital Title claims to be the largest independent title company in the United States. Underwriting counsel for Capital Title has reviewed the Order and the specific language appointing the USMS as receiver and has concluded that the USMS has the required authority to transfer title.

In two recent instances, Capital Title assisted the USMS to record reconveyances for two lot owners. Prior to the receivership appointment, these two owners had paid their loans in full but LLR has not released the deeds of trust. The attorneys for Capital Title prepared the necessary reconveyances for execution by the USMS as well as assisted in recording the documents.

Currently, Capital Title is working with ORE Financial Services to underwrite the 78 lots in USMS custody. A preliminary title commitment will be issued as soon as some of the prior title errors can be corrected. Identified title errors include:

- Lot 41212 – The same exhibit included with the corrective deed referenced above for Lot 42746 mistakenly references Unit 9 instead of Unit 7.

One of our title attorneys has suggested that we contact the lawyer who handled the foreclosure litigation to see if they can assist with the additional corrections. If that option is unsuccessful, we may need to engage a local title attorney and seek a judicial remedy to clear up these two title discrepancies.

- 42788 –This vesting deed references the grantee as Liberty Lakes, LLC instead of Liberty Lakes Resort, LLC.
- 38894 –This vesting deed references the grantee as Jaserra Capital, LLC instead of Jeserra Capital, LLC.
- 40830 – This vesting deed references the beneficiary as Jaserra Capital, LLC instead of Jeserra Capital, LLC.

For the above three, with "slight variations" in the name, our title attorney has suggested that these can be cleared up with a corrective deed showing the proper entity name and a recitation indicating how title was obtained. Another alternative would be to record an affidavit confirming scrivener's errors in those deeds with confirmation of the correct entity name. The above options assume that there are no other Texas entities with the names as currently reflected on the erroneous deeds. We will work with a title company to ensure that once the corrections are made, they will be able to issue title insurance at the time of sale. We are optimistic that the above five title exceptions are the only title problems that could adversely impact marketable title.

Capital Title will also be providing escrow services. With a track record of closing over one thousand escrows a month, they appear to have the local resources and capabilities to accommodate our closing requirements in a timely manner.



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## Market Analysis Summary | Lots

Listings as of 1/11/2023 at 1/11/2023 8:37:38PM, Page 1 of 6

#	MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP%LP	Cls Date
<b>Listings: Active</b>														
1	41435800	LOT 376 Boron Drive	Cypress Lakes	0.225	9,800	\$4,995	\$0.51	\$22,200	244					
2	19737762	Lot 338 Wanda	Cypress Lakes	0.446	19,410	\$4,999	\$0.26	\$11,219	*668					
3	51234667	Lot 546 Guadalupe Drive	Cypress Lakes	0.309	13,462	\$5,000	\$0.37	\$16,181	*364					
4	95089232	Lot 7 Davis Hill Drive	Cypress Lakes	0.363	15,827	\$5,000	\$0.32	\$13,763	*345					
5	96492981	TBD Lot 331 Jensen	Cypress Lakes	0.239	10,412	\$5,800	\$0.56	\$24,268	142					
6	98476463	000 Darwin Drive	Cypress Lakes	0.450	19,602	\$6,000	\$0.31	\$13,333	1,044					
7	3515787	TBD Lot 293 Walker Drive	Cypress Lakes	0.274	11,927	\$8,000	\$0.67	\$29,218	286					
8	66956446	Trinity Drive	Cypress Lakes	0.239	10,390	\$8,500	\$0.82	\$35,639	41					
9	62876608	TBD Riverside Drive	Cypress Lakes	0.177	7,715	\$9,000	\$1.17	\$50,819	283					
10	47076391	TBD Lot 186 Cypress Lake Drive	Cypress Lakes	0.220	9,576	\$9,900	\$1.03	\$45,041	23					
11	68562341	TBD Winding Way	Cypress Lakes	0.292	12,720	\$11,000	\$0.86	\$37,671	183					
12	71662167	000 Lakeview Drive	Cypress Lakes	0.270	11,776	\$11,900	\$1.01	\$44,025	386					
13	38322007	TBD Walker Drive	Cypress Lakes	0.253	11,027	\$13,500	\$1.22	\$53,339	582					
14	78173029	Cypress Lakes Drive	Cypress Lakes	0.346	15,085	\$13,999	\$0.93	\$40,424	1,076					
15	88576169	Cypress Lakes Lot 460	Cypress Lakes	0.218	9,501	\$13,999	\$1.47	\$64,186	1,055					
16	4938133	00 Davis Hill Drive	Cypress Lakes	0.257	11,191	\$14,000	\$1.25	\$54,496	175					
17	88065117	TBD-100 Davis Hill Drive	Cypress Lakes	0.257	11,191	\$14,000	\$1.25	\$54,496	95					
18	94462382	00 Center Drive	Cypress Lakes	0.216	9,428	\$14,500	\$1.54	\$67,006	*378					
19	75379573	00 Hunter Drive	Cypress Lakes	0.229	9,953	\$14,900	\$1.50	\$65,208	72					
20	18650283	594 Center Street	Cypress Lakes	0.238	10,371	\$15,000	\$1.45	\$62,999	264					
21	42940699	Cypress Lakes Circle	Cypress Lakes	0.236	10,257	\$16,000	\$1.56	\$67,941	478					
22	19941333	00 Banks Street	Cypress Lakes	0.308	13,405	\$17,900	\$1.34	\$58,174	699					

Presented by: Diane Mayhew

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## Market Analysis Summary | Lots

Listings as of 1/11/2023 at 1/11/2023 8:37:38PM, Page 2 of 6

#	MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP%LP	Cls Date
<b>Listings: Active</b>														
23	21165767	Lot 46 Lincoln Drive	Cypress Lakes	0.257	11,193	\$18,000	\$1.61	\$70,039	*1,349					
24	23527963	- Cabot Drive	Cypress Lakes	0.225	9,800	\$19,000	\$1.94	\$84,444	351					
25	94915357	Trinity Drive	Cypress Lakes	0.232	10,103	\$19,995	\$1.98	\$86,223	12					
26	23896838	TBD Lake Court	Cypress Lakes	0.240	10,464	\$22,000	\$2.10	\$91,590	372					
27	30933449	00 Unruh Drive	Cypress Lakes	0.204	8,873	\$22,900	\$2.58	\$112,420	72					
28	74935315	000 Unruh Drive	Cypress Lakes	0.225	9,789	\$22,900	\$2.34	\$101,914	72					
29	93065776	Miller Drive	Cypress Lakes	0.232	10,115	\$26,999	\$2.67	\$116,275	1,234					
30	59677143	853 Ferguson Drive	Cypress Lakes	0.306	13,338	\$27,000	\$2.02	\$88,178	*478					
31	65851712	Lot 164 Ferguson Drive	Cypress Lakes	0.259	11,272	\$27,000	\$2.40	\$104,328	519					
32	80435843	457 Center Drive	Cypress Lakes	0.338	14,743	\$28,000	\$1.90	\$82,742	890					
33	66605618	201 Cypress Lakes Circle	Cypress Lakes	0.237	10,329	\$29,500	\$2.86	\$124,420	146					
34	91376277	TBD Center St	Cypress Lakes/The Preserve of Texas	0.227	9,900	\$29,500	\$2.98	\$129,784	386					
35	44496224	000 Sour Lake Circle	Cypress Lakes	0.207	8,993	\$29,900	\$3.32	\$144,794	*1,168					
36	48831120	165 Sour Lake Circle	Cypress Lakes	0.235	10,256	\$29,999	\$2.93	\$127,438	1,050					
37	96576964	1463 Cypress Lakes Circle	Cypress Lakes	0.262		\$32,500		\$124,046	79					
38	69720305	00 Sean Court	Cypress Lakes	0.209	9,111	\$34,900	\$3.83	\$166,826	71					
39	42535302	TBD Center Drive	Cypress Lakes	0.241	10,483	\$35,000	\$3.34	\$145,409	42					
40	30872061	38 Sandy Point	Cypress Lakes	0.228	9,950	\$37,500	\$3.77	\$164,186	182					
41	62335073	00 Sour Lake	Cypress Lakes	0.207	9,015	\$39,500	\$4.38	\$190,821	72					
42	19531246	31 June Lane	Cypress Lakes	0.331	14,427	\$40,000	\$2.77	\$120,773	111					
43	28862506	61 Shoreline Drive	Cypress Lakes	0.214	9,320	\$40,000	\$4.29	\$186,916	438					
44	23077654	606 Center Drive	Cypress Lakes	0.231	10,077	\$40,900	\$4.06	\$176,827	72					

Presented by: Diane Mayhew

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## Market Analysis Summary | Lots

Listings as of 1/11/2023 at 1/11/2023 8:37:38PM, Page 3 of 6

#	MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP%LP	Cls Date
<b>Listings: Active</b>														
45	9279851	503 Sour Lake Circle	Cypress Lakes	0.199	8,663	\$45,500	\$5.25	\$228,758	71					
46	96681452	478 Center Drive	Cypress Lakes	0.205	8,949	\$49,000	\$5.48	\$238,559	98					
47	88562628	593 Sour Lake Circle	Cypress Lakes	0.214	9,353	\$55,000	\$5.88	\$257,009	196					
48	16464271	129 Sour Lake	Cypress Lakes	0.219	9,527	\$67,999	\$7.14	\$310,924	777					
49	40785921	141 Sour Lake	Cypress Lakes	0.227	9,890	\$67,999	\$6.88	\$299,555	777					
50	45181830	735 Ferguson Drive	Cypress Lakes	0.407	17,716	\$74,990	\$4.23	\$184,387	*222					
51	12831804	Davis Hill Drive	Cypress Lakes	0.931	40,569	\$89,000	\$2.19	\$95,565	155					
52	41081937	111 Davis Hill #6 Road	Cypress Lakes	0.751	32,699	\$89,900	\$2.75	\$119,755	433					
53	27657944	611 Ferguson Road	Cypress Lakes	0.435	18,951	\$140,000	\$7.39	\$321,765	*443					
				<b>Min</b>	<b>0.177</b>	<b>7,715</b>	<b>\$4,995</b>	<b>\$0.26</b>	<b>\$11,219</b>	<b>12</b>				
				<b>Max</b>	<b>0.931</b>	<b>40,569</b>	<b>\$140,000</b>	<b>\$7.39</b>	<b>\$321,765</b>	<b>1,349</b>				
				<b>Avg</b>	<b>0.283</b>	<b>12,344</b>	<b>\$29,628</b>	<b>\$2.47</b>	<b>\$108,081</b>	<b>400</b>				
				<b>Med</b>	<b>0.238</b>	<b>10,350</b>	<b>\$22,900</b>	<b>\$2.00</b>	<b>\$88,178</b>	<b>286</b>				

### Listings: Pending

1	18334241	TBD Lot 157 Davis Hill Drive	Cypress Lakes	0.565	24,592	\$7,000	\$0.28	\$12,398	101					
2	73642245	36 Jensen Drive	Cypress Lakes	0.229	9,994	\$37,000	\$3.70	\$161,290	28					
3	98273345	636 Center Drive	Cypress Lakes	0.230	9,997	\$54,900	\$5.49	\$239,216	36					

Presented by: Diane Mayhew

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## Market Analysis Summary | Lots

Listings as of 1/11/2023 at 1/11/2023 8:37:38PM, Page 4 of 6

#	MLS #	Address	Subdivision											
			Min	0.229	9,994		\$7,000	\$0.28	\$11,219	28				
			Max	0.565	24,592		\$54,900	\$5.49	\$321,765	101				
			Avg	0.341	14,861		\$32,967	\$3.16	\$109,665	55				
			Med	0.230	9,997		\$37,000	\$3.70	\$89,884	36				

### Listings: Sold

1	59811909	Lot 542 Bayou Drive	Cypress Lakes	0.134	5,822	\$1,500	\$0.26	\$11,228	*162	\$1,500	\$0.26	\$11,228	100.00	01/31/22
2	62593719	Lot 667 Winding Way	Cypress Lakes	0.292	12,720	\$3,000	\$0.24	\$10,274	27	\$3,000	\$0.24	\$10,274	100.00	03/29/22
3	12829093	TBD Center Drive	Cypress Lakes	0.241	10,483	\$5,000	\$0.48	\$20,773	*88	\$5,000	\$0.48	\$20,773	100.00	03/14/22
4	21265704	Lot 271 Cypress Lakes Circle	Cypress Lakes	0.186	8,081	\$6,000	\$0.74	\$32,345	178	\$5,000	\$0.62	\$26,954	83.33	03/08/22
5	66376844	Lot 95 Guadalupe Drive	Cypress Lakes	0.227	9,876	\$6,000	\$0.61	\$26,467	247	\$5,000	\$0.51	\$22,056	83.33	08/11/22
6	50291156	Lot 377 Unruh Drive	Cypress Lakes	0.200	8,731	\$6,000	\$0.69	\$29,940	25	\$5,500	\$0.63	\$27,445	91.67	10/07/22
7	66302737	678 Dollar Court	Cypress Lakes	0.241	10,505	\$7,500	\$0.71	\$31,095	619	\$5,500	\$0.52	\$22,803	73.33	10/20/22
8	18556814	Dayton Drive	Cypress Lakes	0.178	7,759	\$5,900	\$0.76	\$33,127	*313	\$5,900	\$0.76	\$33,127	100.00	06/17/22
9	85141663	212 Cypress Lakes	Cypress Lakes	0.321	13,987	\$7,000	\$0.50	\$21,800	83	\$6,000	\$0.43	\$18,686	85.71	03/21/22
10	23054746	Walker Street	Cypress Lakes	0.214	9,328	\$6,490	\$0.70	\$30,313	48	\$6,490	\$0.70	\$30,313	100.00	05/28/22
11	26046889	TBD Cypress Lakes Circle	Cypress Lakes	0.179	7,801	\$6,000	\$0.77	\$33,501	85	\$6,500	\$0.83	\$36,293	108.33	11/04/22
12	32281286	0000 FERGUSON	Cypress Lakes	0.304	13,253	\$7,900	\$0.60	\$25,970	*191	\$7,900	\$0.60	\$25,970	100.00	07/01/22
13	17179394	Lot 376 Sour Lake Circle	Cypress Lakes	0.215	9,344	\$14,000	\$1.50	\$65,268	1,064	\$11,000	\$1.18	\$51,282	78.57	07/25/22
14	39662747	1 Cypress Lakes Circle	Cypress Lakes	0.222	9,689	\$15,000	\$1.55	\$67,446	12	\$12,500	\$1.29	\$56,205	83.33	06/01/22
15	6967923	123 Cypress Lakes Circle	Cypress Lakes	0.227	9,873	\$15,000	\$1.52	\$66,167	12	\$12,500	\$1.27	\$55,139	83.33	06/01/22

Presented by: Diane Mayhew

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Information is believed to be accurate but is not guaranteed



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**Designed Realty Group**

**Status** is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending'   **Status** is 'Sold'   **Status Contractual Search Date** is 01/11/2023 to 01/11/2022   **Property Type** is one of 'Lots', 'Multi-Family', 'Private Per Seller'   **Subdivision** is like 'Cypress Lakes\*'

## Market Analysis Summary | Lots

Listings as of 1/11/2023 at 1/11/2023 8:37:38PM, Page 5 of 6

#	MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP/LP	Cls Date
<b>Listings: Sold</b>														
16	40218031	Cypress Lakes Circle	Cypress Lakes	0.237	10,320	\$12,900	\$1.25	\$54,453	122	\$12,900	\$1.25	\$54,453	100.00	05/31/22
17	15693285	TBD Lot #455 Center Drive	Cypress Lakes	0.286	12,441	\$27,500	\$2.21	\$96,289	12	\$13,000	\$1.04	\$45,518	47.27	10/13/22
18	34893787	TBD Lot# 454 Center Drive	Cypress Lakes	0.196	8,551	\$27,500	\$3.22	\$140,092	12	\$13,000	\$1.52	\$66,225	47.27	10/13/22
19	86467692	000 Davis Hill Drive	Cypress Lakes	0.500		\$14,900		\$29,800	193	\$14,900		\$29,800	100.00	06/30/22
20	59704555	TBD Lot# 454 Center Drive	Cypress Lakes	0.196	8,551	\$29,900	\$3.50	\$152,318	499	\$26,000	\$3.04	\$132,450	86.96	10/13/22
21	83248891	31 June Court	Cypress Lakes	0.331	14,427	\$35,500	\$2.46	\$107,186	513	\$26,500	\$1.84	\$80,012	74.65	08/26/22
22	89625292	691 Miller Drive	Cypress Lakes	0.223	9,716	\$39,900	\$4.11	\$178,924	170	\$35,000	\$3.60	\$156,951	87.72	03/01/22
23	95437686	310 Shoreline Drive	Cypress Lakes	0.260	11,315	\$64,900	\$5.74	\$249,904	171	\$52,000	\$4.60	\$200,231	80.12	04/11/22
24	51779953	537 Sour Lake Circle	Cypress Lakes	0.198	8,637	\$60,000	\$6.95	\$302,572	97	\$54,000	\$6.25	\$272,315	90.00	05/26/22
25	31489495	531 Center Street	Cypress Lakes	0.274	11,927	\$68,000	\$5.70	\$248,356	185	\$65,000	\$5.45	\$237,400	95.59	05/23/22
				Min	0.134	5,822	\$1,500	\$0.24	\$10,274	12	\$1,500	\$0.24	\$10,274	47.27
				Max	0.500	14,427	\$68,000	\$6.95	\$321,765	1,064	\$65,000	\$6.25	\$272,315	108.33
				Avg	0.243	10,131	\$19,732	\$1.95	\$101,319	205	\$16,464	\$1.62	\$68,956	87.22
				Med	0.227	9,795	\$12,900	\$1.01	\$70,039	162	\$11,000	\$0.94	\$36,293	87.72
81		Total Listings	Avg	0.273	11,767	\$26,697	\$2.34	\$101,319	327	\$16,464	\$1.62	\$68,956	26.92	
			Med	0.236	10,256	\$18,000	\$1.61	\$70,039	185	\$11,000	\$0.94	\$36,293	87.72	

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**Status** is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending'   **Status** is 'Sold'   **Status Contractual Search Date** is 01/11/2023 to 01/11/2022   **Property Type** is one of 'Lots', 'Multi-Family',  
'Private Per Seller'   **Subdivision** is like 'Cypress Lakes\*'

**Quick Statistics ( 81 Listings Total )**

	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$1,500	\$140,000	\$26,697	\$18,000
<b>Sold Price</b>	\$1,500	\$65,000	\$16,464	\$11,000
<b>Adj. Sold Price</b>	\$1,500	\$65,000	\$16,440	\$11,000
<b>LP/SF</b>	\$0.24	\$7.39	\$2.34	\$1.61
<b>SP/SF</b>	\$0.24	\$6.25	\$1.62	\$0.94
<b>Adj. SP/SF</b>	\$0.24	\$6.25	\$1.62	\$0.94

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## **Exhibit E**

Outstanding Property Taxes by Lot

December 31, 2022

**Exhibit E**

Outstanding Property Taxes by Lot  
December 31, 2022

Property ID	Lot	Block	Unit	Parcel #	Vesting Name	Assessed Value	Liberty Co 2022	Liberty Co (Prior Years)	Tarkington ISD 2022	Tarkington ISD (Prior Years)
38039	9	13	1	003610-000010-009	Liberty Lakes Resort, LLC	1,000.00	2.47	418.75	4.73	1,011.53
38068	38	5	1	003610-000039-005	Liberty Lakes Resort, LLC	1,000.00	2.47	119.36	4.73	240.75
38072	42	5	1	003610-000043-004	Liberty Lakes Resort, LLC	600.00	1.48	235.71	2.84	575.01
38076	46	3	1	003610-000047-006	Liberty Lakes Resort, LLC	1,000.00	2.47	406.27	4.73	985.96
38077	47	3	1	003610-000048-004	Liberty Lakes Resort, LLC	1,000.00	2.47	119.36	4.73	240.75
38142	111	8	1	003610-000113-009	Liberty Lakes Resort, LLC	1,000.00	2.47	418.75	4.73	1,011.53
38658	41	2	2	003610-000628-006	Jeserra Capital, LLC	25,000.00	61.70		118.17	-
38661	44	2	2	003610-000631-007	Jeserra Capital, LLC	25,000.00	61.70		118.17	-
38662	45	2	2	003610-000632-005	Jeserra Capital, LLC	25,000.00	61.70		118.17	-
38819	202	3	2	003610-000789-002	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
38894	278	4	2	003610-000865-002	Jaserra Capital, LLC	1,500.00	3.70		7.08	-
38896	280	4	2	003610-000867-008	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
38919	303	4	2	003610-000890-003	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
38924	308	5	2	003610-000895-003	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
38930	314	5	2	003610-000901-004	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
38957	341	5	2	003610-000928-004	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
38958	342	5	2	003610-000929-002	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
38971	355	6	2	003610-000942-000	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
38983	367	6	2	003610-000954-003	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
38986	370	6	2	003610-000957-007	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
38988	372	6	2	003610-000959-003	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
38989	373	6	2	003610-000960-008	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
39012	397	6	2	003610-000983-006	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
39018	403	6	2	003610-000989-004	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
39026	411	7	2	003610-000997-005	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
39027	412	7	2	003610-000998-003	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
39031	416	7	2	003610-001002-001	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
39048	436	8	2	003610-001019-004	Jeserra Capital, LLC	4,000.00	9.87		18.90	-
39054	442	8	2	003610-001025-009	Jeserra Capital, LLC	4,000.00	9.87		18.90	-
39063	451	8	2	003610-001034-008	Jeserra Capital, LLC	4,000.00	9.87		18.90	-
39065	453	8	2	003610-001036-004	Jeserra Capital, LLC	4,000.00	9.87		18.90	-
39071	459	8	2	003610-001042-009	Jeserra Capital, LLC	16,000.00	39.49		75.63	-
39092	480	8	2	003610-001063-001	Jeserra Capital, LLC	16,000.00	39.49		75.63	-
39398	144	4	3	003610-001370-002	Liberty Lakes Resort, LLC	1,000.00	2.47		4.73	-
39479	226	8	3	003610-001452-000	Liberty Lakes Resort, LLC	2,500.00	6.17		11.82	-
40038	202	11	4	003610-002011-003	Liberty Lakes Resort, LLC	1,000.00	2.47		4.73	-
40120	284	15	4	003610-002093-005	Liberty Lakes Resort, LLC	1,000.00	2.47		4.73	-
40326	174	2	5	003610-002299-005	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
40392	240	5	5	003610-002365-008	Jeserra Capital, LLC	6,250.00	15.42		29.54	-
40439	287	5	5	003610-002412-005	Liberty Lakes Resort, LLC	12,500.00	30.85		59.09	-
40452	300	5	5	003610-002425-006	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
40510	357	6	5	003610-002483-002	Liberty Lakes Resort, LLC	12,500.00	60.87		116.57	-
40830	97	5	6	003610-002802-002	Jaserra Capital, LLC	30,000.00	74.03		141.79	-
41209	183	4	7	003610-003181-001	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
41212	186	4	7	003610-003184-005	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
41392	366	6	7	003610-003364-003	Liberty Lakes Resort, LLC	12,500.00	30.85		59.09	-
41541	513	7	7	003610-003513-002	Liberty Lakes Resort, LLC	12,500.00	30.85		59.09	-
41754	211	3	8	003610-003726-005	Liberty Lakes Resort, LLC	1,000.00	2.47	152.15	4.73	285.67
42287	197	13	9	003610-004260-008	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
42348	258	17	9	003610-004321-004	Jeserra Capital, LLC	2,500.00	6.17		11.82	-
42352	262	17	9	003610-004325-006	Jeserra Capital, LLC	2,500.00	6.17		11.82	-
42353	263	17	9	003610-004326-004	Jeserra Capital, LLC	2,500.00	6.17		11.82	-
42612	520	12	9	003610-004585-000	Liberty Lakes Resort, LLC	16,000.00	77.90		149.21	-
42615	523	12	9	003610-004588-004	Liberty Lakes Resort, LLC	16,000.00	77.90		149.21	-
42620	528	10	9	003610-004593-001	Liberty Lakes Resort, LLC	2,500.00	6.17		11.82	-
42678	587	19	9	003610-004651-003	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
42680	589	19	9	003610-004653-009	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
42721	630	20	9	003610-004694-005	Jeserra Capital, LLC	1,500.00	3.70		7.08	-
42739	648	20	9	003610-004712-009	Jeserra Capital, LLC	16,000.00	39.49		75.63	-
42770	679	21	9	003610-004743-008	Jeserra Capital, LLC	16,000.00	39.49		75.63	-
42771	680	21	9	003610-004744-006	Liberty Lakes Resort, LLC	16,000.00	39.49		75.63	-
42788	697	21	9	003610-004761-006	Liberty Lakes, LLC	35,000.00	86.37		165.44	-
42843	30	1	10	003610-004817-005	Liberty Lakes Resort, LLC	16,000.00	39.49		75.63	-
42877	64	10	10	003610-004851-005	Jeserra Capital, LLC	2,500.00	6.17		11.82	-
42881	68	10	10	003610-004855-007	Jeserra Capital, LLC	2,500.00	6.17		11.82	-
42904	91	10	10	003610-004878-005	Jeserra Capital, LLC	2,500.00	6.17		11.82	-
43167	354	11	10	003610-005141-009	Jeserra Capital, LLC	22,000.00	54.29		103.99	-

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December 31, 2022

Property ID	Lot	Block	Unit	Parcel #	Vesting Name	Assessed Value	Liberty Co 2022	Liberty Co (Prior Years)	Tarkington ISD 2022	Tarkington ISD (Prior Years)
43172	359	11	10	003610-005146-009	Liberty Lakes Resort, LLC	22,000.00	54.29		103.99	-
43204	391	11	10	003610-005178-006	Jeserra Capital, LLC	22,000.00	54.29		103.99	-
43214	401	11	10	003610-005188-003	Jeserra Capital, LLC	22,000.00	54.29		103.99	-
43226	413	12	10	003610-005200-009	Liberty Lakes Resort, LLC	22,000.00	54.29		103.99	-
43236	423	12	10	003610-005210-006	Liberty Lakes Resort, LLC	22,000.00	54.29		103.99	-
43284	471	13	10	003610-005258-008	Jeserra Capital, LLC	12,500.00	30.85		59.09	-
43307	494	13	10	003610-005281-003	Liberty Lakes Resort, LLC	12,500.00	30.85		59.09	-
43308	495	13	10	003610-005282-001	Liberty Lakes Resort, LLC	12,500.00	30.85		59.09	-
43937	637	20	11	003610-005911-006	Jeserra Capital, LLC	1,000.00	2.47		4.73	-
43938	638	20	11	003610-005912-004	Jeserra Capital, LLC	1,000.00	2.47		4.73	-
193951	142	6	11	003610-005414-001	Liberty Lakes Resort, LLC	2,500.00	12.17		23.32	-
<b>Totals</b>						<b>\$ 714,850.00</b>	<b>\$ 1,877.03</b>	<b>\$ 1,870.35</b>	<b>\$ 3,595.08</b>	<b>\$ 4,351.20</b>